

APPENDIX 4.1-1J

*Land Exchange Alternative
General Plan Amendment Report /
Plan Consistency Analysis*

General Plan Amendment Report / Plan Consistency Analysis

OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16/19
(LAND EXCHANGE EIR ALTERNATIVE)

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I. INTRODUCTION

Jackson Pendo Development Company (Project Applicant) is processing an application for approval of the Otay Ranch Village 14 and Planning Areas 16/19 - EIR and Specific Plan (Specific Plan/Proposed Project). The EIR includes a project-level analysis of an alternative land use plan, the Otay Ranch Village 14 and Planning Areas 16/19 - Land Exchange EIR Alternative (Land Exchange Alternative) which is presented below. The Land Exchange Alternative includes portions of Otay Ranch Village 14 and Planning Areas 16/19 within the Specific Plan Boundary depicted on Exhibit 4, Land Exchange Area (Land Exchange Area). The Land Exchange Area falls within the boundaries of several County-approved plans, including the San Diego County General Plan (County General Plan), the Jamul-Dulzura Subregional Plan (JDSP) and the Otay Ranch General Development Plan/Otay Subregional Plan, Volume 2 (Otay Ranch GDP/SRP), which is part of the Regional Land Use Element, Section II, Part XXIII, of the County General Plan.

A summary of the County-approved planning and policy documents is provided below.

San Diego County General Plan

The County General Plan establishes a set of guiding principles designed to protect the County's unique and diverse natural resources and maintain the character of its rural and semi-rural communities. It reflects an environmentally sustainable approach to planning that balances the need for adequate infrastructure, housing, and economic vitality, while maintaining and preserving each unique community within the County, agricultural areas, and extensive open space. The General Plan directs future growth in the unincorporated areas of the County. (Refer to Chapter III. A. San Diego County General Plan Consistency Analysis)

Jamul/Dulzura Subregional Plan – San Diego County General Plan

Originally adopted by the County Board of Supervisors in 1979 (GPA 74-02) and most recently amended in 2016 (GPA 12-004), the Jamul/Dulzura Subregional Plan covers an area of approximately 168 square miles in southeastern San Diego County, located generally south of Loveland Reservoir and the Sweetwater River, adjacent to and north of the Mexican border and east of the Rancho San Diego land development. The JDSP implements the principles of the County General Plan Land Use Element and guides new urban development into those areas of the County where urbanization will be least costly, conserves future options for development and helps meet the housing needs of County residents (JDSP 2016, Page 18)

The JDSP identifies the Otay Ranch project as a "Specific Planning Area" within its boundary. The development policies for the Otay Ranch project are contained in Volume 2, of the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the JDSP apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies in the Otay Ranch GDP/SRP shall take precedence (JDSP 2016, Page 11). (Refer to Chapter III. B. Jamul/Dulzura Subregional Plan – County General Plan Consistency Analysis)

Otay Ranch General Development Plan/Otay Subregional Plan

The Otay Ranch GDP/SRP covers approximately 23,000 acres in southwestern San Diego County. Portions of the Otay Ranch are within the City of Chula Vista and County of San Diego. The Otay Ranch GDP/SRP was jointly approved by the County of San Diego and City of Chula Vista on October 28, 1993. The Otay Ranch GDP/SRP identifies the land use patterns and intensities for the Otay Ranch community; identifies Otay Ranch land use, facility, environmental, economic and social goals, objective and policies; informs citizens, the landowner, decision-makers and local jurisdictions of the policies which will guide development within Otay Ranch; guides the coordinated development of Otay Ranch consistent with the goals of the City of Chula Vista,

County of San Diego and the region; and provides a foundation for subsequent consideration of Sectional Planning Area (SPA)/Specific Plans (SP) and Subdivision Maps. (Refer to Chapter III.C. Otay Ranch GDP/SRP Consistency Analysis)

Otay Ranch Resource Management Plan

The County of San Diego MSCP Plan (1997) (MSCP County Subarea Plan) implements the MSCP Plan within the unincorporated areas of the County of San Diego and encompasses 252,132 acres. The MSCP County Subarea Plan and Implementing Agreement (IA) incorporate the Otay Ranch Resource Management Plan (RMP) into the MSCP Plan. The RMP and the 11,375-acre Otay Ranch RMP Preserve (RMP Preserve) serve as mitigation of biological impacts identified in the Otay Ranch GDP/SRP Final Program EIR (Otay Ranch PEIR (City of Chula Vista and County of San Diego 1993c); IA Section 10.5.2). The Otay Ranch RMP Preserve is a hardline preserve system included in the MSCP Subregional Preserve and includes land reserved for mitigation for impacts to sensitive resources as a result of Otay Ranch development.

Otay Ranch Village 14 and Planning Areas 16/19 – Land Exchange EIR Alternative Specific Plan

California Government Code (S.65450) authorizes the County of San Diego to adopt Specific Plans. The Specific Plan provides the guidelines for preparation of subdivision and improvement plans and determines permitted land uses, densities, maximum residential units, required public facilities and compliance with applicable County policies. The Otay Ranch GDP/SRP identifies a series of villages and planning areas that will be the subject of future Sectional Planning Area Plans/Specific Plans. A specific plan must include detailed development/site utilization plans, including site, landscape and grading plans at or near a tentative track map level of detail; land uses and acreages for parks, open space, schools, public/community purpose facilities, and residential uses (including lot lines, lot sizes, number of units, density, and parking); physical features and easements, including transit reservation/dedication must be identified; standards for planned public and private street; development standards and detailed design guidelines; demonstrated conformance with the guidelines and policies of the Otay Ranch GDP/SRP; a facility financing and phasing plan; and environmental EIR/RMP requirements and conditions.

The Specific Plan includes Otay Ranch Village 14 and Planning Areas 16/19 and satisfies the Otay Ranch GDP/SRP requirement for a specific plan. Implementation of the Specific Plan requires amendments to (1) the County General Plan; and (2) the Otay Ranch GDP/SRP necessary to implement the Specific Plan. An amendment to the Otay Ranch GDP/SRP is a County General Plan Amendment (GPA).

This General Plan Amendment Report has been prepared in response to pre-application meetings with the County of San Diego and includes the following information as requested by the County of San Diego Department of Planning and Development Services:

- A description of the proposed Specific Plan (including physical setting, proposed plan, plan issues and Project Objectives);
- A description of the proposed amendments to the County General Plan, JDSP and Otay Ranch GDP/SRP; and
- A description of how the proposed Specific Plan meets the goals and policies of the County General Plan, JDSP and the Otay Ranch GDP/SRP.

A. PHYSICAL SETTING

The Land Exchange Alternative is in an unincorporated area in southwestern San Diego County, approximately one-quarter mile east of the Chula Vista City limits and one-mile southeast of Jamul. The Land Exchange Alternative is located within the 7,895-acre Proctor Valley Parcel of the Otay Ranch GDP/SRP (see Regional Location Map, Exhibit 1). Access is provided via Proctor Valley Road west of the Land Exchange Alternative. There are approximately 2,347.3 acres within the total Land Exchange Alternative, of which 1,002.6 acres are within Village 14 and 1,344.9 acres are in Planning Areas 16/19.

The Land Exchange Alternative is undeveloped with on-site elevations ranging between 590 and 1,200 feet above mean sea level (amsl). The Land Exchange Alternative is surrounded by the San Miguel and Jamul Mountains immediately to the northwest and southwest, with the foothills of these mountains encroaching into the Land Exchange Alternative. The portion of the Land Exchange Alternative, described as Village 14 in the Otay Ranch GDP/SRP, is nestled in the south sloping valley which encompasses existing unimproved Proctor Valley Road. The eastern portions of Planning Area 16 are located within the Jamul Mountains and contain the highest elevations.

South, north and northwest of the Jamul Mountains, the topography of Proctor Valley generally consists of broad gentle hillsides, while the terrain eastward toward the Jamul Mountains becomes increasingly rugged. Several small, narrow ephemeral drainages are present along the eastern edge of the valley. A low east-west trending ridgeline effectively divides the valley near the upper end of Village 14. To the north of the Jamul Mountains, Proctor Valley continues as a broad even meadow with rolling hillsides to the south. Proctor Valley is both physically and visually isolated from Chula Vista to the west/south and Jamul to the north/east.

The Land Exchange Alternative is located north-northeast of the Upper and Lower Otay Reservoirs, which are the two major water bodies within the Otay Watershed. The Upper Otay Reservoir was established in 1959 as a hatchery and has approximately 20 surface acres. The Lower Otay Reservoir has 1,100 surface acres and a water storage capacity of 49,848.9-acre feet.

The Land Exchange Alternative has been subjected to varying degrees of disturbances from grazing, human intrusions and off-road vehicles. The Land Exchange Alternative is currently vacant as farming and ranching activities ceased in the late 1990s to protect sensitive native habitats. The Land Exchange Alternative vegetation consists predominantly of chaparral, sage scrub and grassland. An approximately 4-acre vernal pool restoration site is located off-site immediately west of Proctor Valley Road in Central Village 14.

The Land Exchange Alternative is located approximately one-quarter mile east of Chula Vista, at the interface of urban development and open space, as depicted on Exhibit 2, Regional Context Aerial. The existing Rolling Hills Ranch, Bella Lago, EastLake Vistas and EastLake Woods residential communities are located approximately one mile to the southwest of the Land Exchange Alternative and define the edge of City of Chula Vista limits. Commercial centers located in EastLake and Rolling Hills Ranch and regional shopping located to the south are within three to five miles of the Land Exchange Alternative.

The rural community of Jamul is located northeast of the Land Exchange Alternative. Rancho San Diego, a built-out mixed use planned community comprised of low and medium density residential and commercial uses, is located to the northwest of the Land Exchange Alternative. Most of the land northwest and east of the Land Exchange Alternative is vacant, some consisting of gently rolling hills; and some more rugged, steep open space. Development is primarily concentrated around Rancho San Diego and Jamul. The proposed Otay Ranch Village 13 development is located south of the Land Exchange Alternative.

City of San Diego’s MSCP “Cornerstone Lands” are located adjacent to the Land Exchange Alternative to the south. The 11,152-acre San Diego National Wildlife Refuge, the USFWS contribution to the MSCP formed in 1996, after Otay Ranch GDP/SRP and MSCP approval, is located west of the Land Exchange Alternative within Otay Ranch. The approximately 5,600-acre Rancho Jamul Ecological Reserve, a component of the MSCP multi-habitat preserve system in southwestern San Diego, is interspersed within the Land Exchange Alternative, due in part to the State’s 2003 acquisition of both developable and preserve portions of Village 14 and Planning Areas 16/19.

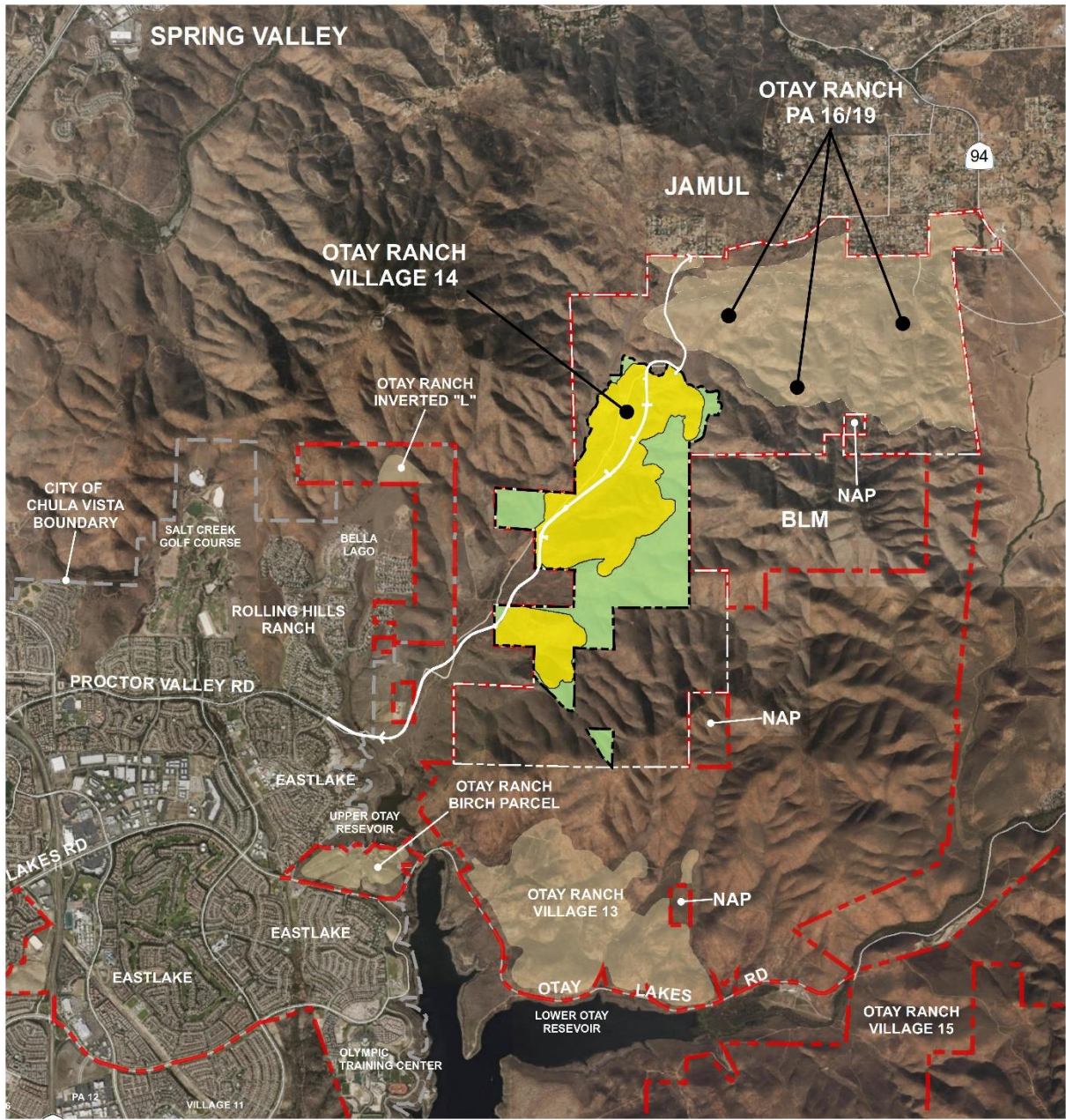
Numerous public ownerships connect to provide a large core area of conserved land, including the Bureau of Land Management (BLM) Otay Mountain Wilderness Area, the U.S. Fish and Wildlife Service San Diego-Sweetwater National Wildlife Refuge, CDFW adjacent Hollenbeck Canyon Wildlife Area and various City and County of San Diego ownerships. The Cleveland National Forest is close but not immediately adjacent to State-owned lands. (see Surrounding Land Uses, Exhibit 3).



Exhibit I –Regional Location Map



Exhibit 2 – Regional Context Aerial



SOURCE: LUEG-GIS 2014 AERIAL IMAGERY



Exhibit 3 – Surrounding Land Uses

B. LAND EXCHANGE ALTERNATIVE

The “Land Exchange Alternative” includes the following discretionary approvals and permits:

- County General Plan, Mobility Element Amendment
- County General Plan amendments
- Otay Ranch GDP/SRP amendments;
- Otay Ranch Resource Management Plan Amendment and Preserve Boundary Adjustment;
- MSCP County Subarea Plan Boundary Adjustment;
- Specific Plan;
- Rezone;
- Tentative Map;
- Site Plans (Master Site Plan and Site-specific Site Plans);
- Grading Permits;
- Public Park Agreement;
- Financial Parcel Map(s); and
- Otay Water District Water Supply and Verification Report.

The Land Exchange Alternative may also include the following future discretionary approvals and permits for the County and other agencies:

- Section 404 Permit – Clean Water Act;
- Endangered Species Act – Section 7 Consultation or Section 10(a) Incidental Take Permit (if needed);
- CA Fish & Game Code Section 1600, et seq. – Streambed Alteration Agreement/Memorandum of Understanding;
- Clean Water Act Section 401 Permit – Water Quality Certification;
- National Pollutant Discharge Elimination System Permit; General Construction Activity Storm Water Permit, including the Storm Water Pollution Prevention Plan (SWPPP);
- General Construction Storm Water Permit;
- Annexation to the San Diego County Sanitation District;
- Air Quality Permit to Construct/Permit to Operate;
- County of San Diego Construction and Encroachment Permit(s);
- City of Chula Vista Proctor Valley Road Improvement Plan;
- City of San Diego Site Development Permit (Proctor Valley Road); and
- Otay Water District Subarea Master Plan.

C. LAND EXCHANGE

In 2003, the State of California acquired portions of Village 14 and Planning Area 16 for preservation purposes. This transaction created a fragmented land use pattern within the Otay Ranch Proctor Valley Parcel. While the Otay Ranch GDP/SRP land use designations remain on the State's ownership, it is currently being operated as part of the Rancho Jamul Ecological Reserve.

The Land Exchange Alternative assumes the completion of a land exchange agreement with the State of California. The total Land Exchange Area covers approximately 2,387 acres, of which the Applicant owns 1,294 acres, the State owns approximately 1,053 acres and 39.9 acres are Offsites, as depicted in Exhibit 4, Land Exchange Area. Within the Land Exchange Area, there are 1,002.6 acres in Village 14 and 1,344.9 acres in Planning Areas 16/19. Offsites include Proctor Valley Road and related utilities in South and Central Village 14. The State's ownership is included in the Land Exchange Alternative in order to process County General Plan/Otay Ranch GDP/SRP Amendments to remove existing approved Otay Ranch GDP/SRP/County General Plan development land uses and convert these area to RMP Preserve.

The Land Exchange limits development to Otay Ranch Village 14 and converts the majority of development approved by the Otay Ranch GDP/SRP in Planning Areas 16 and 19 to RMP Preserve. The Land Exchange Alternative assumes the completion of a Land Exchange Agreement with the State of California and a simultaneous boundary adjustment to the MSCP County Subarea Plan and Otay Ranch RMP Preserve systems.

MSCP County Subarea Plan and Otay Ranch RMP boundary adjustments are being processed concurrently with the land exchange, as part of the Land Exchange Alternative. The boundary adjustments would result in a net increase to RMP Preserve of approximately 268.5 acres. Specifically, the "Land Exchange Alternative" proposes to:

- Exchange 278 acres owned by the State in Village 14 for 278 acres owned by the Applicant in Planning Area 16;
- Convert approximately 169.8 acres in Planning Areas 16/19 (Applicant's ownership) from development/limited development area to RMP Preserve;
- Convert approximately 142.3 acres in Village 14 (State's ownership) from development to RMP Preserve; and
- Convert approximately 43.6 acres in Village 14 (State's ownership) from RMP Preserve to development.

The Land Exchange Alternative implements better planning concepts by limiting development to Village 14, while eliminating development within the majority of Planning Area 16/19. The proposed amendments to the County General Plan and Otay Ranch GDP/SRP and boundary adjustments would implement these land use changes. For clarification, Planning Area 19 is part of the RMP boundary adjustment acreage.

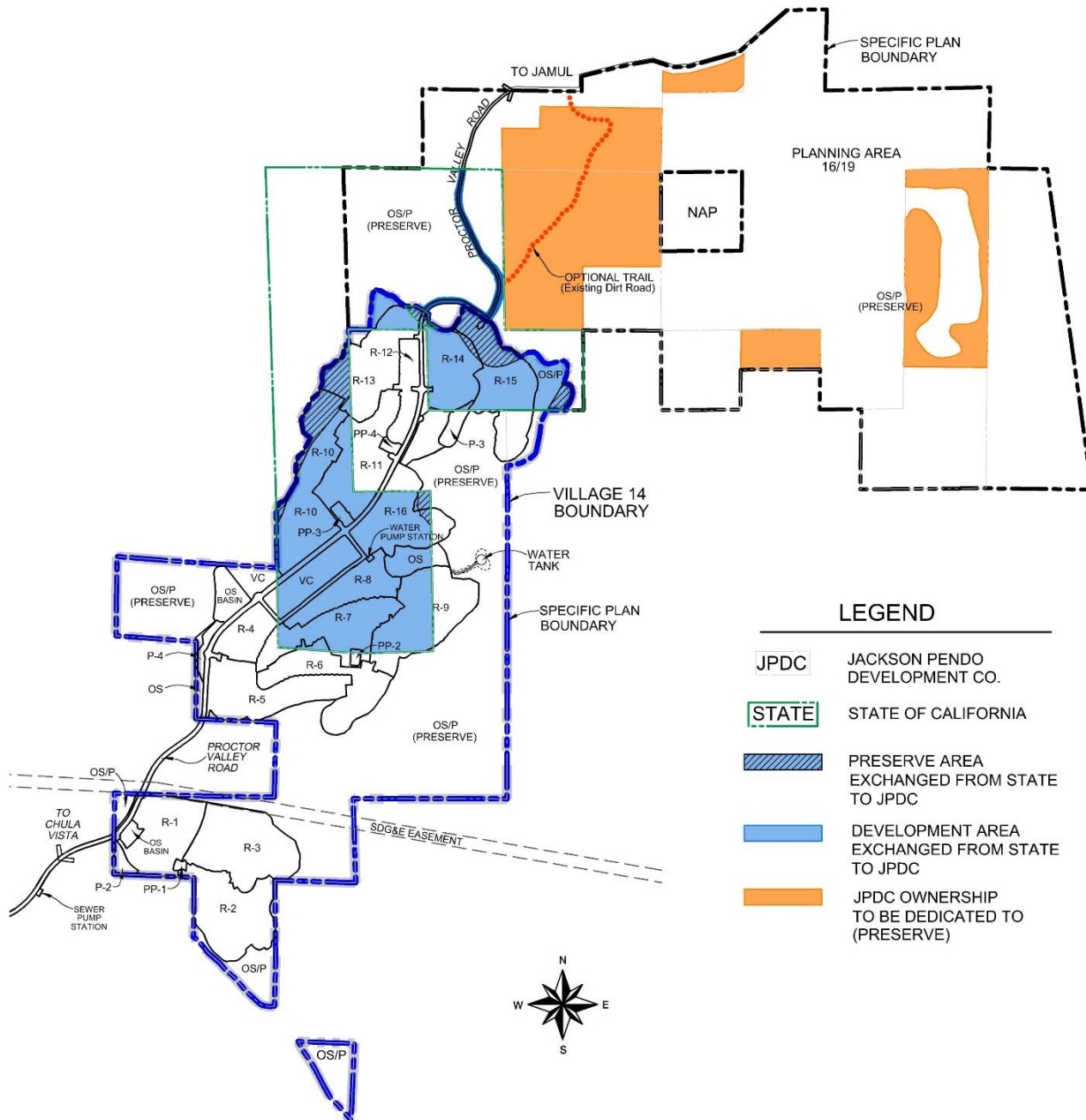


Exhibit 4 –Land Exchange Area

I. SPECIFIC PLAN

Consistent with the requirements of the Otay Ranch GDP/SRP, the Applicant has prepared the Otay Ranch Village 14 and Planning Areas 16/19 – Land Exchange EIR Alternative Specific Plan. The proposed land plan is depicted in Exhibit 5, Site Utilization Plan and defined in Table 1, Land Use Summary Table. The Land Exchange Alternative includes a development area of approximately 598.7 acres, located entirely within Village 14. Additional off-site improvements include the extension of Proctor Valley Road to the southwest and northeast and the extension of sewer facilities from the City of Chula Vista to the Land Exchange Alternative.

RESIDENTIAL USES

Village 14 is oriented north-south along Proctor Valley Road and contains three general development phases: North, Central and South Village 14. Village 14 includes approximately 511 residential acres designed for 1,530 homes, of which 1,124 are traditional single-family homes on a variety of lot sizes, 283 are single-family age-restricted homes and 123 are multi-family homes. Eighteen neighborhoods are planned with densities ranging from approximately 1.5 to 15.0 dwelling units per acres. The two age-restricted neighborhoods will be gated, as will five traditional single-family neighborhoods which contain the largest lots.

VILLAGE CORE

Village 14 is planned around a Village Core, centrally located in the heart of the village. Higher density residential uses are planned within the Village Core, with single-family residential neighborhoods radiating out in decreasing density. The Village Core is comprised of an 8.8-acre elementary school; a 4.1-acre Village Green (public park P-1); a 3.6-acre Mixed Use Site with up to 15,000 square feet of commercial/retail uses and 54 multi-family homes; and a 2.0-acre Village Square Community Facility. The Village Core also includes a 2.3 public safety site planned to accommodate a fire station and Sheriff's storefront and 69 multi-family townhomes located adjacent to the public safety site.

PARKS, RECREATION AND TRAILS

The Specific Plan is designed around an active lifestyle and wellness recreation theme and includes a park and recreation system that provides a variety of active recreation opportunities. The public/private park system distributes park facilities throughout Village 14 to ensure that park facilities are within ½ mile of all residents.

The Specific Plan proposes four public parks, three private swim clubs, a Senior Activity Center, a Village Square/Community Facility, and a series of private pocket parks totaling 23.0 acres. The largest public park is a 4.2-acre public Overlook Park located in North Village 14. Public and private local parks throughout Village 14 range in size from 4.2 to 0.8 acres. The San Diego County General Plan Conservation and Open Space Element, Parks and Recreation Facilities Section describes local parks as ranging in acreage depending on the planned facilities and community or neighborhood they serve. These parks are encouraged by the General Plan.

The trail system enhances the active lifestyle and wellness recreation theme for the Land Exchange Alternative. Strong connections between residential neighborhoods, the park system and the Village Core are provided via the integrated system. The primary trail component is the Community Pathway. Approximately 4.5 miles of Community Pathway are proposed adjacent to Proctor Valley Road along with an internal park-to-park loop

(County Trails Master Plan - Specialty Trail) that create a combined 6.0-mile pedestrian system

PRESERVE OPEN SPACE AND PRIVATE OPEN SPACE/BIOFILTRATION BASINS

The Land Exchange Alternative includes approximately 1,748.8 acres of RMP Preserve open space (Applicant and State ownership). The Land Exchange Alternative also includes approximately 176.2 acres of private open space which generally includes the 100' Preserve Edge/Fuel Modification Zone, perimeter manufactured slopes and biofiltration basins.

CIRCULATION AND ACCESS

Regional access to Village 14 would be provided by State Route 125 (SR-125), located approximately three miles to the west. Interstate 805 (I-805), approximately eight miles to the west, provides secondary north/south access. SR-54, located approximately six miles to the northwest, connects to SR-125 and I-805, and provides regional east/west access.

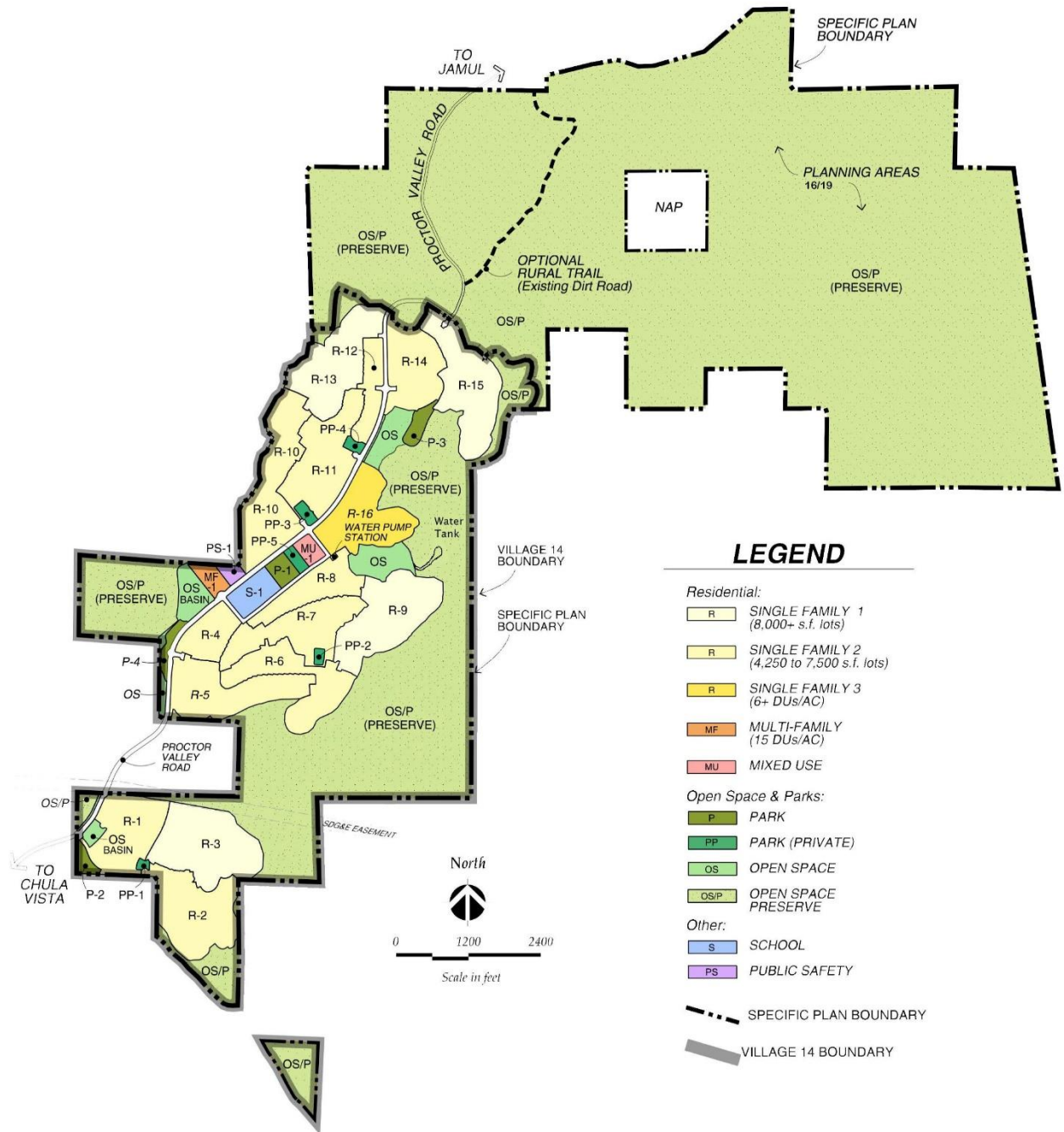
Proctor Valley Road would provide the main access to Village 14. Five roundabouts would identify the entrance into each residential area as well as provide traffic calming at key internal intersections. The internal circulation plan also includes a series of collectors and residential streets to provide access to and through the residential neighborhoods.

Proctor Valley Road is planned as a two-lane road and is designated as a scenic corridor. The Land Exchange Alternative includes an Otay Ranch GDP/SRP amendment to the classification of Proctor Valley Road from a 4 Lane Major to a 2 Lane Light Collector. The northern connection of Village 14 to Jamul will be in the alignment of the existing partially-improved Proctor Valley Road and will be improved to provide both public access and secondary emergency access to both communities.

The Land Exchange Alternative's Circulation Plan incorporates vehicular and non-vehicular modes of transportation to create an integrated system of roads, bike lanes, trails, pathways, and sidewalks.

OFFSITE IMPROVEMENTS

Off-site improvements result in 56.6 acres of both temporary and permanent impacts. Off-site improvements consist of the following: wet and dry utilities, drainage facilities, and trails along Proctor Valley Road; an off-site sewer pump station in the southern reach of Proctor Valley Road; and off-site sewer facilities to connect to the Salt Creek Interceptor. Improvements to Proctor Valley Road include: South Proctor Valley Road (0.25 mile of which are in the City of Chula Vista and 1.2 miles in City of San Diego Cornerstone Lands), Central Proctor Valley Road (0.3 mile in City of San Diego Cornerstone Lands), and North Proctor Valley Road (1 mile located between the community of Jamul and the Village 14 Development Footprint). Proctor Valley Road Central and South are proposed to be improved and classified as a two-lane-with-median light collector with a width ranging from 68 to 74 feet, plus an additional 20-foot-wide fuel modification/construction easement on each side. Proctor Valley Road north is a two-lane interim road with a paved width of 28 feet in a 40-foot-wide right-of-way. Improvements in the off-site areas would include wet and dry utilities and a regional community pathway. Off-site facilities within Proctor Valley Road would include those typically installed in or near the roadways, including wet and dry utilities, sewer pump station, drainage, landscaping, culverts, and trails. Proctor Valley Road is an approved County General Plan mobility element road and an approved facility in the MSCP County Subarea Plan, City of San Diego MSCP Subarea Plan, and City of Chula Vista Subarea Plan.



**Exhibit 5 –Village 14 and Planning Areas 16/19 – Land Exchange EIR Alternative
 Specific Plan Site Utilization Plan**

Table 1 – Otay Ranch Village 14 and Planning Areas 16/19 – Land Exchange EIR Alternative¹ Land Use Summary Table²

LAND USE	UNITS	ACRES	DENSITY
Single Family Residential			
R-1	112	28.9	3.9
R-2	72	37.1	1.9
R-3	67	41.7	1.6
R-4	57	14.3	4.0
R-5	109	33.9	3.2
R-6	75	30.6	2.4
R-7	91	32.1	2.8
R-8	47	20.1	2.3
R-9	74	39.5	1.8
R-10 (age restricted)	127	42.5	3.0
R-11 (age restricted)	156	34.4	4.5
R-12	44	12.3	3.6
R-13	66	36.4	1.8
R-14	60	26.9	2.2
R-15	59	38.5	1.5
R-16	191	31.7	6.0
Single Family Total	1,407	503.1	2.8
Multi-Family & Mixed Use			
MF-1	69	4.6	15.2
MU ³	54	3.5	15.5
Multi-Family & Mixed-Use Total	123	8.0	15.3
Residential Total⁴	1,530	511.2	3.0
Non-Residential Uses			
Public Parks			
P-1 (Public Village Green)		3.9	
P-2 (Public So. Village Park)		2.9	
P-3 (Public Overlook Park)		4.2	
P-4 (Public Scenic Park)		2.5	
Public Park Subtotal		13.5	
Private Parks			
PP-1 (Private Swim Club – South))		0.8	

¹ Additional off-site improvements excluded from acreages provided above:

Proctor Valley Road Off-site Central and South (31.9 acres)

Offsite sewer improvements to Salt Creek

Interceptor (TBD acres)

² The area designed “Village Core” on the Site Utilization Plan includes the following uses: MF-1, MU-1 P-1, PP-5, Public Safety Site and School site. The precise location of these uses will be determined during preparation of a Master Village Core Site Plan. All land uses must be consistent with the acreages and allocation of residential units and commercial SF indicated within Table 1.³ Mixed Use includes up to 15,000 square feet of commercial/office use.⁴ Single Family Residential acreage includes 151.6 acres of internal slopes and fuel modification areas and 2.6 acres of private pocket parks.

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 – LAND EXCHANGE EIR ALTERNATIVE

LAND USE	UNITS	ACRES	DENSITY
PP-2 (Private Swim Club – Central)		1.0	
PP-3 (Senior Activity Center)		1.8	
PP-4 (Private Swim Club – North)		1.4	
PP-5 (Community Facility)		1.9	
Private Park Subtotal		6.9	
Public and Private Park Total		20.4	
Public Uses			
Public Safety Site		2.3	
School		8.3	
Public Uses Subtotal		10.6	
Open Space and Preserve			
Internal Open Space ⁵		33.4	
RMP Preserve		403.9	
Open Space & RMP Preserve Subtotal		437.3	
Circulation ⁶		23.1	
Non-Residential Uses Subtotal		491.4	
Village 14 Total	1,530	1,002.6	1.5
Planning Area 16/19			
Circulation ⁷		16.4	
RMP Preserve		276.3	
Exchange to State for Preserve		278.0	
Existing State Ownership (portion)		774.1	
Planning Area 16/19 Subtotal		1,344.9	
Village 14 and Planning Areas 16/19 – Land Exchange EIR Alternative Grand Total	1,530	2,347.4	0.7

⁵ Internal Open Space includes 10.6 acres of biofiltration basins. 167.6 acres of open space slopes and fuel modification areas are included in the residential acreage.

⁶ Proctor Valley Road onsite in Village 14 only.

⁷ Proctor Valley Road north in Planning Area 16.

D. PLAN ISSUES

Implementation of the Land Exchange Alternative requires General Plan Amendments generally related to implementation of the land use amendments associated with the land exchange and the reclassification of Proctor Valley Road. Revised County General Plan and Otay Ranch GDP/SRP graphics and redline text is provided in Section II of this report. County General Plan and Otay Ranch GDP/SRP amendment topic areas are discussed below.

I. LAND USE

Existing Otay Ranch GDP/SRP Specialty Villages: The existing Otay Ranch GDP/SRP identifies “Specialty Villages” in the Proctor Valley and San Ysidro Mountains Parcels. “They consist of a resort village, an estate village, and transition villages (Villages 13, 15, and 14, respectively). Neighborhood commercial and community services are provided in a Village Core, with limited medium and higher density residential. Low density, single family uses predominate, with potential recreation uses also provided. Open space is primarily undisturbed natural habitat, golf course, trails and promenades.” (Otay Ranch GDP/SRP, Page 86).

Analysis: The Specific Plan is consistent with the Otay Ranch GDP/SRP “Specialty Village” designation. The Specific Plan provides a Village Core containing land uses that serve Village 14, while the balance of the land plan is comprised predominately of low and very low density single-family residential neighborhoods. The Specific Plan also refines the recreational focus of Village 14 and eliminates the golf course and equestrian options from the Otay Ranch GDP/SRP.

Existing Otay Ranch GDP/SRP Village 14 as a “Transitional Village”: The Otay Ranch GDP/SRP states, “Proctor Valley is a “specialty village” which also serves as a transitional village between the more urban uses to the west to the more rural areas of Jamul. Because it is relatively isolated, the village functions as a self-contained service area.” (Otay Ranch GDP/SRP, Page 190)

Analysis: The reduction of development in the Planning Areas 16/19 and consolidation of development in Village 14 changes the character of these areas as originally envisioned in the Otay Ranch GDP/SRP. As a result, the Land Exchange Alternative maintains Village 14 as a transitional village, as the easternmost village on the edge of South County’s urban development. As a Transitional Village, Village 14 remains a destination as opposed to a community through which traffic could traverse. Likewise, urban facilities and services will terminate in Village 14. Based on its visual and physical isolation from existing development to the west and north, predominately single-family homes are more appropriate in Village 14. This is consistent with the overall Otay Ranch vision to locate more compact and intense developments within Chula Vista’s eastern territories and transition to less intense development within eastern or more remote villages.

Modified RMP Preserve and Development Footprints: The Land Exchange Alternative contemplates eliminating the majority of development in Planning Areas 16/19 approved in the Otay Ranch GDP/SRP and limits development to Village 14.

Analysis: The majority of Planning Areas 16/19 would be designated RMP Preserve as part of the Land Exchange Alternative. The Land Exchange Alternative assumes the completion of a land exchange agreement with the State of California and the approval of MSCP County Subarea Plan and RMP boundary adjustments as part of the Land Exchange Alternative.

The land exchange agreement would result in the transfer of title of approximately 278 acres of land in the Land Exchange Alternative between the State and the Project Applicant. MSCP County Subarea Plan Preserve and RMP Preserve boundary adjustments are being processed as part of the Land Exchange Alternative concurrently with the land exchange agreement which, when implemented together, will result in a 268.5 acre increase in RMP Preserve land.

Implementation of the land exchange would also consolidate natural open space areas into a significantly larger core biological area, enhance wildlife corridors north of Village 14; reduce edge conditions by over 13 linear miles adjacent to open space and preserve lands; and reduce grading impacts associated with Proctor Valley Road, thereby reducing impacts on sensitive biological resources; protecting multiple habitat types, varying topography and sensitive resources; encouraging subdivision design that improves preservation of sensitive resources in a balance with planned densities and community character; and limiting development to Village 14 on less environmentally sensitive lands. In addition, with the reduction of development area through the land exchange, impacts to steep slopes, coastal sage scrub habitat and vernal pools are reduced.

2. PROCTOR VALLEY ROAD ALIGNMENT AND CLASSIFICATION

The Otay Ranch GDP/SRP classifies Proctor Valley Road as a 4 Lane Major Road from Agua Vista Road/Northwoods Road (City of Chula Vista) to SR-94 (County of San Diego). The Land Exchange Alternative includes an amendment to the Otay Ranch GDP/SRP to reclassify Proctor Valley Road to a two-lane Light Collector within Village 14 and north to Jamul. Amending the Otay Ranch GDP/SRP to reclassify Proctor Valley Road as a two-lane road will bring the Proctor Valley Road design into consistency with the County General Plan and the Jamul/Dulzura Subregional Plan, while also satisfying the Otay Ranch GDP/SRP Village Character Policy to “Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community.” (Otay Ranch GDP/SRP, Page 191). As part of the realignment of Proctor Valley Road, the Land Exchange Alternative would also eliminate the northern segment of Proctor Valley Road within Planning Area 16 per the adopted Otay Ranch GDP/SRP.

Proposed Otay Ranch GDP/SRP Land Use Map amendments would include two revisions to the Proctor Valley Road alignment. First, the segment of Proctor Valley Road between South and Central Village 14 would be realigned eastward to avoid vernal pools located within the City of San Diego “Cornerstone” MSCP Preserve lands. Second, the Otay Ranch GDP/SRP Proctor Valley Road alignment currently shows the road turning easterly through Planning Area 16 and connecting directly to SR 94. This segment would generally remain in its current right of way consistent with the County General Plan Mobility Element which depicts Proctor Valley Road continuing northward within the existing right-of-way, rather than pioneering a new roadway through the Planning Area 16 RMP Preserve Area, resulting in consistency with the Jamul/Dulzura Subregional Plan.

The County General Plan Mobility Element conflicts with the Otay Ranch GDP/SRP and classifies Proctor Valley Road as a two-lane (2.2E) Light Collector from the City of Chula Vista/County municipal boundary to Street “GG,” as designated on the Village 14 Tentative Map. The Land Exchange Alternative retains the Mobility Element’s two-lane designation for Proctor Valley Road but proposes to modify the Mobility Element Classification from 2.2.E Light Collector (no median 2 lane undivided) to 2.2A Light Collector (raised median 2 lane divided) for the section of Proctor Valley Road from Central Village 14 southwest to Chula Vista. The existing alignment of Proctor Valley Road within Village 14 and to the north through Planning Area 16 is consistent with the

alignment set forth in the County General Plan Mobility Element and will generally be retained by the Land Exchange Alternative; however, approximately 1,650 feet (0.3 miles) of the road between the South Village 14 and Central Village 14 will be realigned to the east to provide a 100' buffer from the vernal pools located on the City of San Diego “cornerstone” properties. Both existing classifications and proposed amendments associated with Proctor Valley Road are summarized in Table 2 below

The Land Exchange Alternative includes an option for Proctor Valley Road North (Street Section 10). The Draft Project EIR assesses the impact of this option and its respective impacts. A more detailed discussion is provided in the Land Exchange Alternative Specific Plan, Chapter VIII. Internal Circulation Options.

Table 2 – Proctor Valley Road Existing and Proposed Classifications

JURISDICTION	SEGMENT	PROCTOR VALLEY ROAD CLASSIFICATION		
		EXISTING OTAY RANCH GDP/SRP	EXISTING COUNTY GENERAL PLAN/JAMUL-DULZURA SUBREGIONAL PLAN	PROPOSED
City of Chula Vista	Northwood Drive/Agua Vista Drive to City of Chula Vista Limits	4 Lane Major Road	N/A	Class II Collector (Modified)
County of San Diego	City of Chula Vista/County of San Diego Limits to Street “GG” ⁸	4 Lane Major Road	Two-Lane Light Collector (2.2E)	Two-Lane Light Collector Modified (2.2A – raised median 2 lane divided)
County of San Diego	Street “GG” to Street “EEE”	4 Lane Major Road	Two Lane Light Collector (2.2E)	Two Lane Light Collector Modified (2.2E)
County of San Diego	Street “EEE” to Melody Road	4 Lane Major Road	Two-Lane Light Collector (2.2E)	Two-Lane Collector Modified (2.2F)

3. OTAY RANCH RESOURCE MANAGEMENT PLAN AND MSCP COUNTY SUBAREA PLAN BOUNDARY ADJUSTMENTS

a) Otay Ranch Resource Management Plan (Phase 1 and Phase 2 RMP)

The Phase I RMP was adopted by the County of San Diego and the City of Chula Vista in October 1993, concurrent with adoption of the Otay Ranch GDP/SRP. On March 6, 1996, the County adopted the Otay Ranch Preserve Owner/Manager (POM) JEPA between the County of San Diego and City of Chula Vista, the Preserve Financing Plan and the Open Space Conveyance Plan for SPA One. The City of Chula Vista adopted the Phase 2 RMP on June 4, 1996 in conjunction with adoption of the first SPA/Specific Plan, which included the following Otay Ranch wide studies and SPA-specific studies per RMP requirements:

⁸ A portion of this section of Proctor Valley Road is also within the City of San Diego Cornerstone lands.

- 1995 Contribution to Ongoing California Gnatcatcher and Cactus Wren Studies, Dudek 1995 (Appendix F1)
- Report on the Flora of the Otay Ranch Vernal Pools 1990-1991, San Diego County, California, Dudek 1992 (Appendix F2)
- Baldwin Wildlife Corridor Study, Ogden, 1992 (Appendix F3)
- Otay Ranch Raptor Management Study, Ogden 1992 (Appendix F4)
- Otay Valley Parcel Cultural Resources Systematic Survey, Smith 1995 (Appendix F5)
- Vernal Pool Preservation Management Plan, Dudek, 1995 (Appendix F6)
- Range Management Plan, Dudek/Wright 1995 (Appendix F6)
- Otay Ranch Coastal Sage Scrub and Maritime Succulent Scrub Habitat Replacement Master Plan, Dudek 1995 (Appendix F8)
- SPA One 1994/1995 Biological Data Base, Dudek 1993 (Appendix F9)
- Results of an Archaeological Survey and the Evaluation of Cultural Resources at the Otay Ranch SPA One and Annexation Project, Smith 1995 (Appendix F10)
- Biota Monitoring Program, Dudek 1995 (Appendix F11)
- POM Joint Powers Agreement, March 6, 1996 (Appendix F12)

As discussed further below, the County adopted the MSCP County Subarea Plan in 1997, which incorporated portions of the Phase 1 and Phase 2 RMPs. In addition, in 1997, the County adopted amendments to the Otay Ranch GDP/SRP and Phase 1 RMP which eliminated the coastal sage scrub requirement within the Otay Ranch GDP/SRP and Phase 1 RMP. This action brought those documents into consistency with the MSCP County Subarea Plan. The County also eliminated the Preserve Conveyance Plan based on the following changes in conditions and circumstances: 1) Fragmentation of Otay Ranch ownership; 2) Changes to the status of the Preserve Conveyance Plan; 3) Acknowledgement that the entire Preserve is considered habitat of high biological value; 4) Adoption of the MSCP; and 5) Purchase of Otay Ranch development and preserve lands by third parties for conservation purposes. However, the MSCP Preserve boundary and the RMP Preserve boundary are not currently consistent.

The County is currently preparing an RMP amendment which will include the Proposed Project. Approval of the amended RMP is anticipated prior to consideration of the Land Exchange Alternative. The Land Exchange Alternative includes an RMP Boundary Adjustment.

The Biological Technical Report for the Land Exchange Alternative demonstrates consistency with all Phase 2 RMP policies, mitigation measures and requirements including preparation of Specific Plan-level studies.

b) MSCP County Subarea Plan – South County Segment Boundary Adjustment

The proposed MSCP County Subarea Plan Boundary Adjustment is further described in the Otay Ranch Village 14 and Planning Areas 16/19 Biological Technical Report, EIR Appendix 4.1-4. The Land Exchange Alternative proposes to convert the Project Applicant's remaining ownership in Planning Areas 16/19 to RMP Preserve, as well as reduce the Village 14 approved development footprint per the Otay Ranch

GDP/SRP. A total of 268.5 (net) acres is anticipated to be converted to RMP Preserve as a result of the proposed Boundary Adjustment. This results in a 30% reduction in Otay Ranch GDP/SRP approved development area within the Land Exchange Alternative.

Thus, the Land Exchange Alternative reconfigures the Development Footprint to achieve the RMP and Otay Ranch GDP/SRP goals:

- Develop comprehensive, well-integrated and balanced land uses which are compatible with the surroundings;
- Preserve and protect significant resources and large open space areas;
- Provide land use arrangement which preserve significant natural resource areas and significant landforms and sensitive habitats;
- Limit development to Village 14, with conveniently located homes, schools, parks and other daily needs;
- Improve overall RMP Preserve design through consolidation of contiguous blocks of Preserve land within Planning Areas 16/19, while limiting development to Village 14;
- Preserve high quality vernal pools (including pools occupied by San Diego Fairy Shrimp);
- Enhance wildlife movement within Planning Areas 16/19;
- Minimize edge effects; and
- Minimize visual impacts.

4. PRIOR CHULA VISTA OTAY RANCH GDP/SRP AMENDMENTS

Initial planning for the Otay Ranch was conducted jointly by the City of Chula Vista and the County of San Diego between 1989 and 1993. The resulting plan, the Otay Ranch GDP/SRP, includes the City of Chula Vista General Development Plan component, and the County Otay Subregional Plan, Volume 2. On June 4, 1996, the Chula Vista City Council adopted amendments to the Otay Ranch GDP. To align the County's documents with the City's prior amendments, portions of the Otay Ranch GDP/SRP should be amended.

Specifically, the proposed amendments provide performance criteria relative to noise; clarify requirements for development relative to habitat preservation; encourage the use of solar energy; and permit the Inverted "L" parcel (portion of Village 14) to be planned independently from the remainder of Village 14 within the unincorporated County area. These amendments were previously analyzed as part of EIR SCH # 89010154.

E. PROJECT OBJECTIVES

Project objectives specifically related to the Otay Ranch GDP/SRP Amendments are summarized below.

- Implement the Goals, Objectives and Policies embedded in the Otay Ranch GDP/SRP, the Otay Ranch Phase 1 and Phase 2 RMP, the Otay Ranch Facility Implementation Plan, the Otay Ranch Village Phasing Plan and the Otay Ranch Service/Revenue Plan.
- Maintain and enhance the Otay Ranch GDP/SRP land use and site planning vision, goals and policies for the Village 14 community to serve as a transitional area between the more urban Otay Ranch villages and the Eastern Territories of Chula Vista south

of the Land Exchange Alternative and the more rural areas of Jamul north of the Land Exchange Alternative.

- Implement the vision, of the Otay Ranch GDP/SRP, by creating a centrally located Village Core with sufficient intensity at the heart of Village 14 that provides a sense of place for residents and establishes the activity and social center of the village and includes an elementary school site, parks and public assembly areas, a fire station and mixed-use site, with residential densities generally decreasing away from the Village Core;
- Enhance the aesthetic, physical and open space environment by limiting development to Village 14 and preserving unique landforms and biological resources through thoughtful design, preservation and enhancement of wildlife corridors and by minimizing impacts to sensitive habitat areas;
- Create a recreational and wellness focus for the Land Exchange Alternative by including a park system comprised of public neighborhood parks, private swim clubs and parks and trails that provides a variety of active recreational opportunities within walking distance of planned neighborhoods.
- Provide increased housing diversity within Otay Ranch by balancing higher densities associated with Otay Ranch's predominantly high density, multi-family development on the 9,500-acre Otay Valley Parcel located in the City of Chula Vista with lower density, predominantly single-family homes in Village 14 to ensure a balance of housing opportunities for a variety of age groups, family sizes and income ranges, consistent with the Otay Ranch GDP/SRP;
- Ensure public facilities are provided in a timely manner and financed by the residents and occupants, to avoid adverse fiscal consequences to other neighboring Otay Ranch villages;
- Create a safe and efficient internal circulation system that promotes walking, biking and community cohesiveness, and accommodates potential transit services within the Village 14 Core Area;
- Incorporate current conservation technologies and strategies to meet local, state and federal greenhouse gas emissions reduction goals; and
- Maintain an Old California – Agrarian theme using traditional design and architectural elements to complement the low intensity character of the region.

II. GENERAL PLAN AMENDMENT COMPONENTS

A. AMENDMENTS ASSOCIATED WITH PRIOR ACTION BY THE CITY OF CHULA

VISTA⁹

Proposed amendments which would align the County Otay Ranch GDP/SRP with the Chula Vista Otay Ranch GDP are identified below.

1. Inverted “L” Parcel: The following is a Strike-out/Underline version of proposed Otay Ranch GDP/SRP amendments regarding the master planning of Village 14, (Otay Ranch GDP/SRP, Page 113):

Each village must be master-planned as a unit, except the Inverted “L,” the Birch Family Estate Parcel, the areas of Villages One and Two west of Paseo Ranchero and the Freeway Commercial area of the Eastern Urban Center Planning Area 12, which may have their own SPA Plan approved prior to development of the particular area.

2. Residential and Habitat Noise Mitigation: The following is a Strike-out/Underline version of the proposed amendment regarding noise mitigation and habitat preservation (Otay Ranch GDP/SRP, Page 362):

Performance Standard:

- Residential development within the impact area shall not be allowed unless the site specific noise study shows that the exterior noise level can be mitigated to 65 CNEL or below and that the interior noise level can be mitigated to 45 CNEL or below.
- Impacts to Least Bell's Vireo habitat shall be mitigated to achieve a level of 60 dBA L_{eq} or below.
- Noise levels within gnatcatcher habitat shall, to the extent feasible, achieve 65 dBA. However, for the purpose of achieving the gnatcatcher preservation standard of 52%, those gnatcatchers impacted by the 65 dBA or greater shall not be counted as preserved.

3. Resource Protection, Conservation and Management: A Strike-out/Underline version of the proposed amendment regarding habitat protection (Otay Ranch GDP/SRP, Page 363) follows:

Policy: Include within the habitat preserve occupied breeding and foraging habitat and sufficient potential habitat to maintain and enhance a viable meta-population for the northern harrier, California horned lark, loggerhead shrike and burrowing owl.

4. Solar Energy: A Strike-out/Underline version of the proposed amendment regarding solar power (Otay Ranch GDP/SRP, Page 393) follows:

Building Design and Use:

- Use of solar energy systems, as practical.

⁹ Amendments Associated with Prior Actions by the City of Chula Vista are also included as part of the Village 13 Resort project currently being processed within the County of San Diego.

B. AMENDMENTS ASSOCIATED WITH THE PROPOSED SPECIFIC PLAN

The proposed County General Plan Amendments include the following: (1) amend the County General Plan Mobility and Land Use Elements to implement the proposed Proctor Valley Road classification and the proposed Specific Plan; and (2) amend the Otay Ranch GDP/SRP to implement the proposed Specific Plan.

I. COUNTY GENERAL PLAN MOBILITY ELEMENT AMENDMENTS

a) Proctor Valley Road Classification

The County General Plan Mobility Element classifies Proctor Valley Road as a two-lane (2.2E) Light Collector from the City of Chula Vista/County municipal boundary to SR-94. The Land Exchange Alternative retains the Mobility Element's two-lane designation for Proctor Valley Road but proposes to modify the Mobility Element Classification from 2.2.E Light Collector (no median 2-lane undivided) to 2.2A Light Collector (raised median 2 lane divided) between the City of Chula Vista/County municipal boundaries to Street "GG" as shown on the Village 14 Tentative Map. The Land Exchange Alternative also proposes to modify the classification of the northern segment of Proctor Valley Road from Street "EEE" to Melody Drive from a 2.2E Light Collector to a 2.2F Light Collector.

The existing alignment of Proctor Valley Road within Proctor Valley Village 14 and to the north through Planning Area 16 is consistent with the alignment set forth in the Mobility Element and will generally be retained by the Land Exchange Alternative; however, approximately 1,650 feet (0.3 miles) of the road between the South and Central Village 14 will be realigned to the east to provide a 100' buffer from the vernal pools located on the City of San Diego "Cornerstone" properties.

b) Table M-4 – Road Segments Where Adding Travel Lanes is Not Justified

The Land Exchange Alternative also includes an amendment to the County General Plan Mobility Element, Table M-4, Road Segments Where Adding Travel Lanes is Not Justified (Page 4-36) including an amendment to Appendix I – Rationale for Accepting Roadways with level of service E/F.

Table M-4 would be amended to include the following segment of Proctor Valley Road:

Table M-4 - Road Segments Where Adding Travel Lanes is Not Justified

Road	Classification	From	To
Proctor Valley Road	2.2A Light Collector w/Raised Median	County of San Diego/City of Chula Vista Boundary	Street "GG" as shown on Village 14 Tentative Map

Appendix I would be amended to include the following segment of Proctor Valley Road:

Appendix I – Rationale for Accepting Roadways with level of Service E/F

ROADWAY / SEGMENT LIMITS	PROPOSED CLASSIFICATION / FORECAST	ALT. CLASSIFICATION LOS D OR BETTER	RATIONALE FOR PROPOSED CLASSIFICATION AND LOS E/F
Proctor Valley Road (City of Chula Vista Boundary to Project Driveway #4)	2.2A 2-Lane Collector	4-Lane Major Road	<p>Marginal Deficiency. A 2-Lane classification is recommended as the deficiency is marginal.</p> <p>LOS failing only in short segment</p> <p>Address traffic congestion through operational improvements such as roundabouts.</p> <p>Community Consensus. A 2-Lane classification is recommended to achieve community consensus.</p> <p>Consistent with the Jamul Dulzura Community Planning Group preference. The County General Plan and Jamul Dulzura Subregional Plan reduced the classification from a 4-Lane Major Road to a 2-Lane Collector due to community character and preferences.</p> <p>Consistent with Otay Ranch GDP/SRP Village 14 village character policy to “minimize the width of Proctor Valley Road.”</p> <p>Minimize Environmental Impacts. A 2-Lane classification is recommended due to environmental constraints.</p> <p>Located in an area with vernal pools adjacent to the City of San Diego MSCP cornerstone lands.</p> <p>Located in an area with grading of slopes</p> <p>Located in an area within biologically sensitive vegetation and wetland resources.</p> <p>Located in an area with wildlife crossings.</p>

Analysis: Proctor Valley Road has been narrowed as part of the Land Exchange Alternative consistent with the Criteria for Accepting a Road Classification with Level of Service E / F; primarily “Marginal Deficiency” and “Environmental Constraints” rationale.

This proposed change results in a marginal deficiency in level of service within short segments and the forecasted traffic volumes in the County roadway segment are only slightly higher than the LOS D threshold. Additionally, there are minimal interruptions to traffic flows along Proctor Valley Road (i.e., minimal cross streets) between the City of Chula Vista Boundary and Project Driveway #4 and the distance between Northwood Drive and Project’s Driveway #1 is greater than 1 mile. The Highway Capacity Software (HCS) 2000, a more detailed arterial analysis, was employed to further assess future operating conditions and roadway performance of arterial intersections to accommodate peak hour traffic.

The HCS arterial analysis methodology shows that the average travel speed along these four segments would be consistent with LOS D conditions when constructed to its ultimate classification as a 2.2A facility. Construction of the segments to a 2.2A classification is expected to function very efficiently since there are minimal to no interruptions to traffic flows along Proctor Valley Road. Traffic control along Proctor Valley Road includes five roundabouts, which are expected to carry up to 25,000 cars per day, far exceeding the 17,900 ADT on Proctor Valley Road. In addition, a 10’ Community Pathway is planned along the full length of Proctor Valley Road, providing greatly improved safety and comfort for pedestrians. An 8’ bike lane is provided through Village 14.

This proposal is consistent with Jamul/Dulzura Community Planning Group’s community consensus to downgrade the road the 2011 General Plan from a 4-lane major to a 2-lane minor. The Otay Ranch GDP/SRP Policy discussed above related to minimizing the width of Proctor Valley Road is consistent with the Jamul/Dulzura Community Planning Group’s community consensus.

Proctor Valley Road has also been narrowed to minimize grading impacts on sensitive environmental resources including vernal pools within the City of San Diego MSCP Cornerstone lands and wetland impacts adjacent to the right of way.

2. COUNTY GENERAL PLAN LAND USE AND ZONING

a) Land Use Designation

The Land Exchange Alternative includes an amendment to the General Plan Land Use Map, (Jamul/Dulzura Land Use Map, Figure LU-A-8) to adjust the boundaries of the “Specific Plan Area” to reflect the Land Exchange Alternative Development Footprint. The existing General Plan Land Use Map is depicted in Exhibit 6 and the proposed Land Use Map is depicted in Exhibit 7.

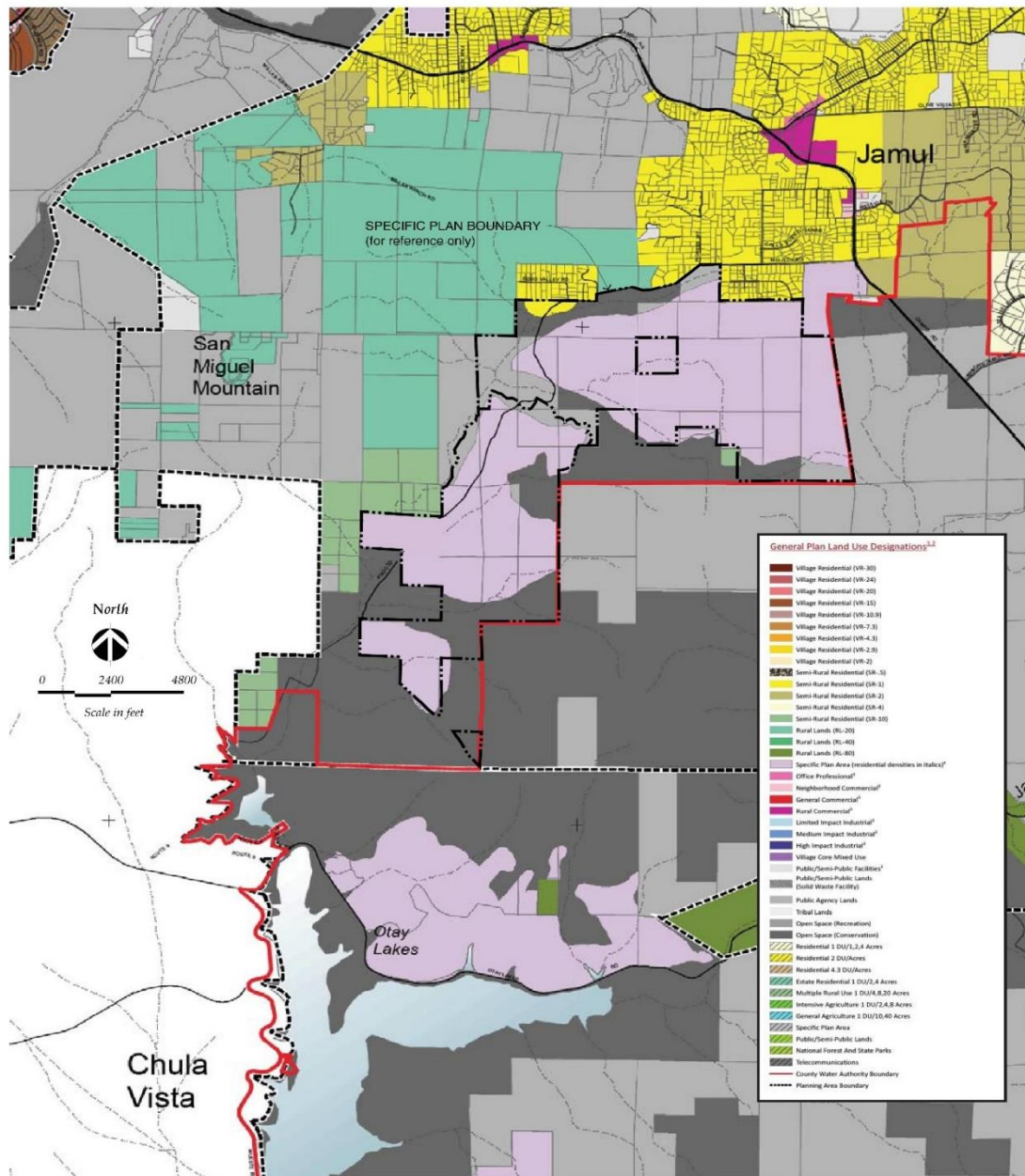
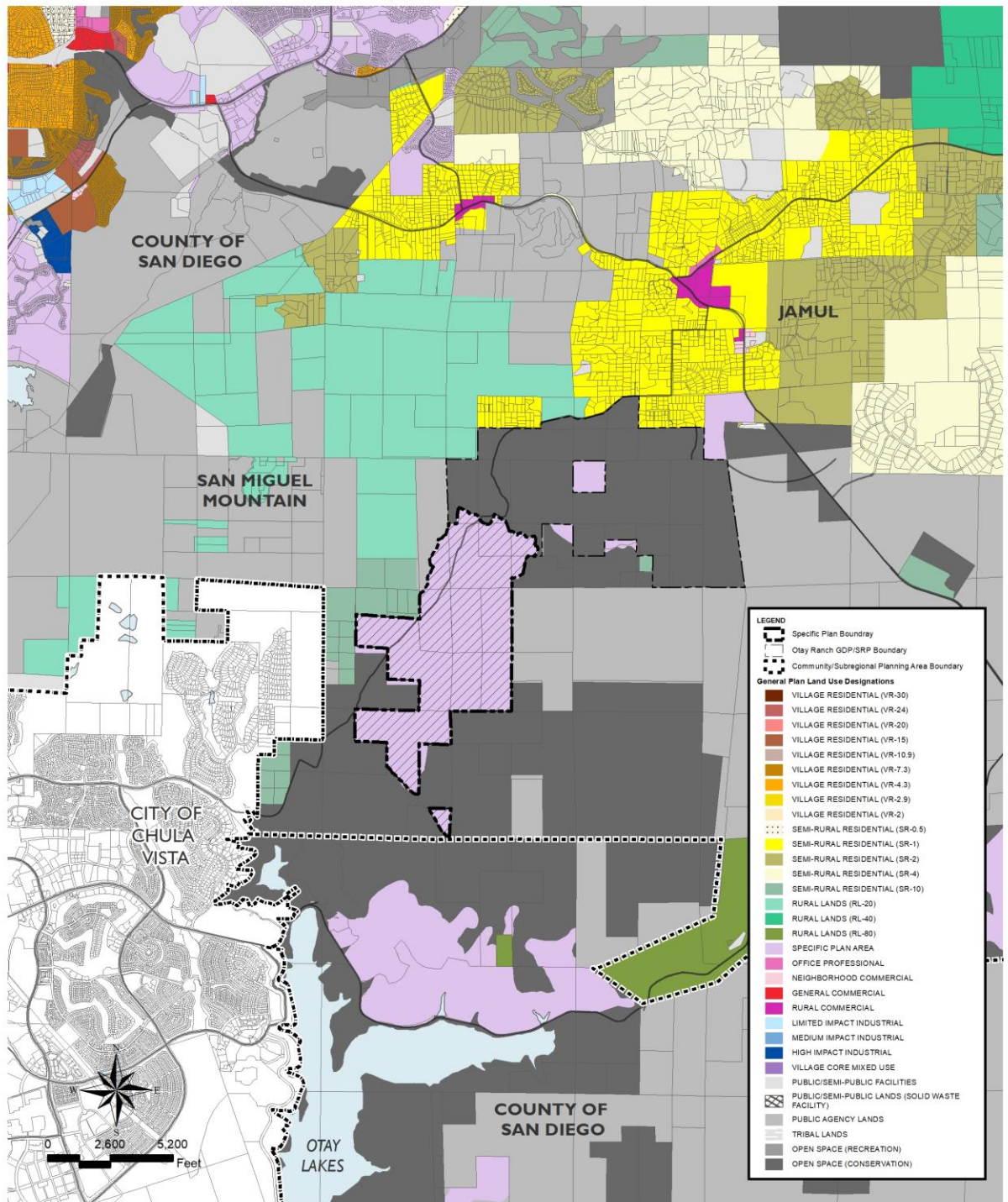


Exhibit 6 – Existing General Plan Land Use Designations



Source: SanGIS (Parcels, General Plan Existing, Municipal Boundaries, Roads)

Exhibit 7 – Proposed General Plan Land Use Designations

a) Regional Category Designation

The Land Exchange Alternative includes an amendment to the County General Plan Regional Category Designation Map (County General Plan, Figure LU-1) to reflect the proposed Village 14 and Planning Areas 16/19 Regional Categories. Specifically, the Land Exchange Alternative proposes to amend the General Plan to adjust the limits of the areas designated Rural and Semi-Rural to reflect the Land Exchange Alternative Development Footprint. The existing General Plan Regional Category Designation Map is depicted in Exhibit 8 and the proposed General Plan Regional Category Designation Map is depicted in Exhibit 9.

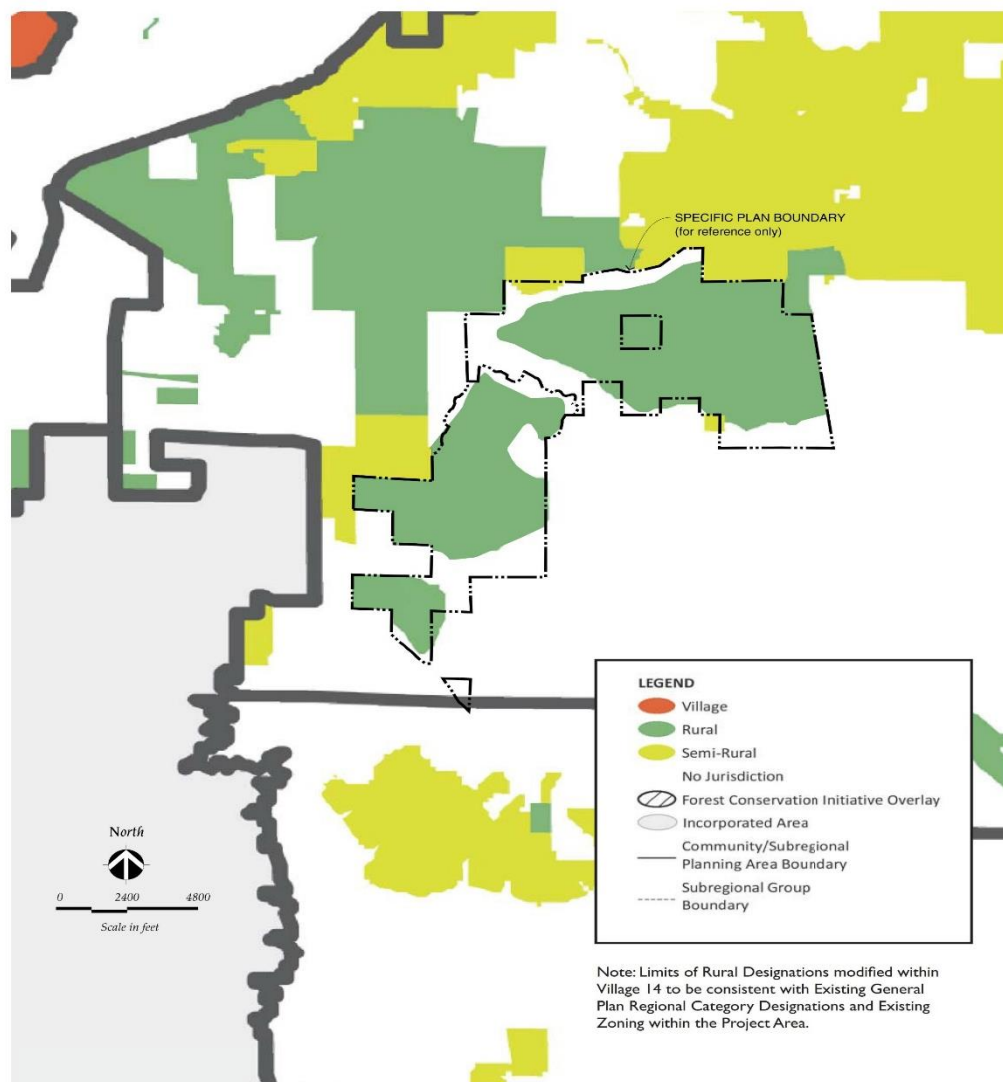


Exhibit 8 – Existing General Plan Regional Category Designations

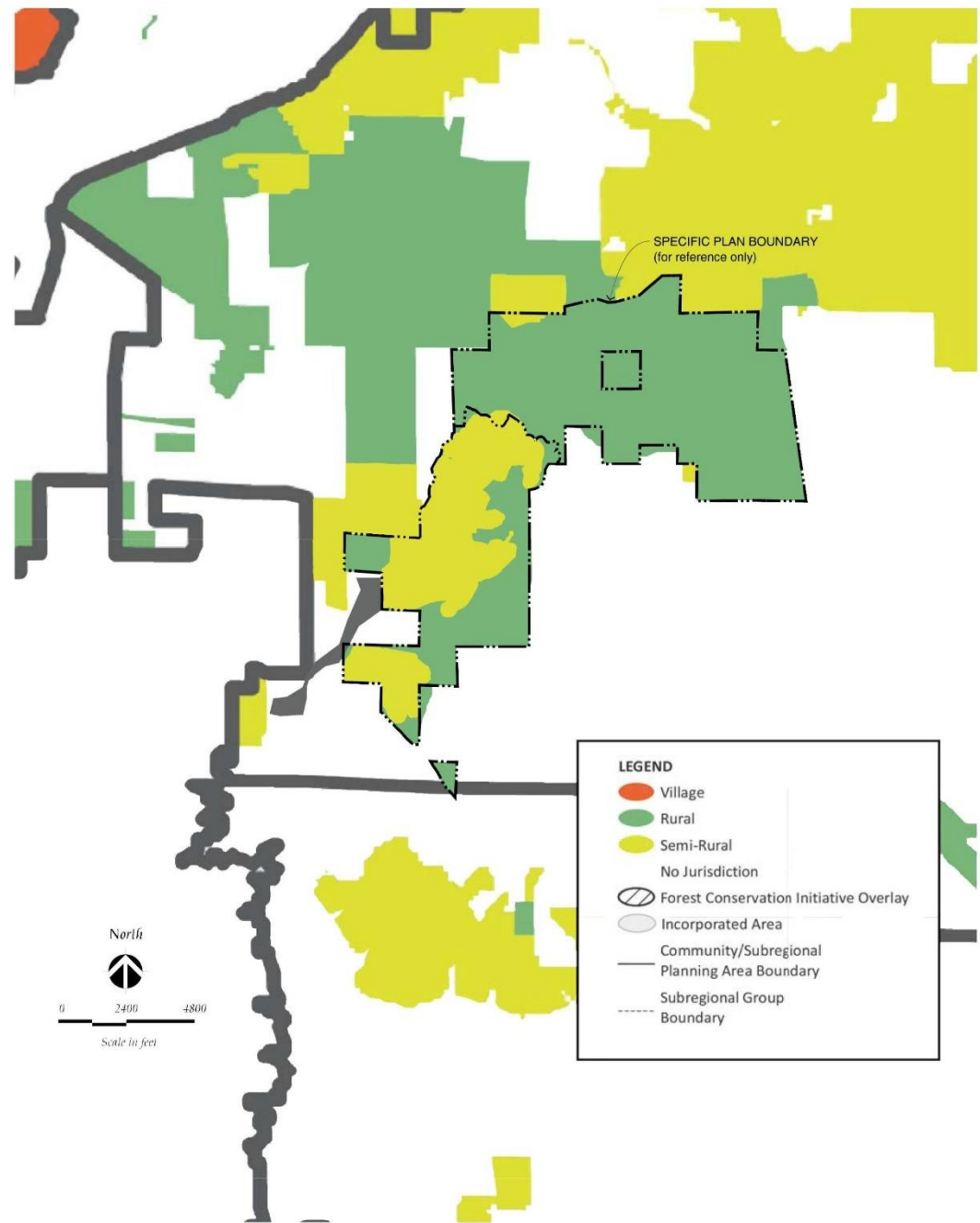


Exhibit 9 – Proposed General Plan Regional Category Designations

b) Rezone

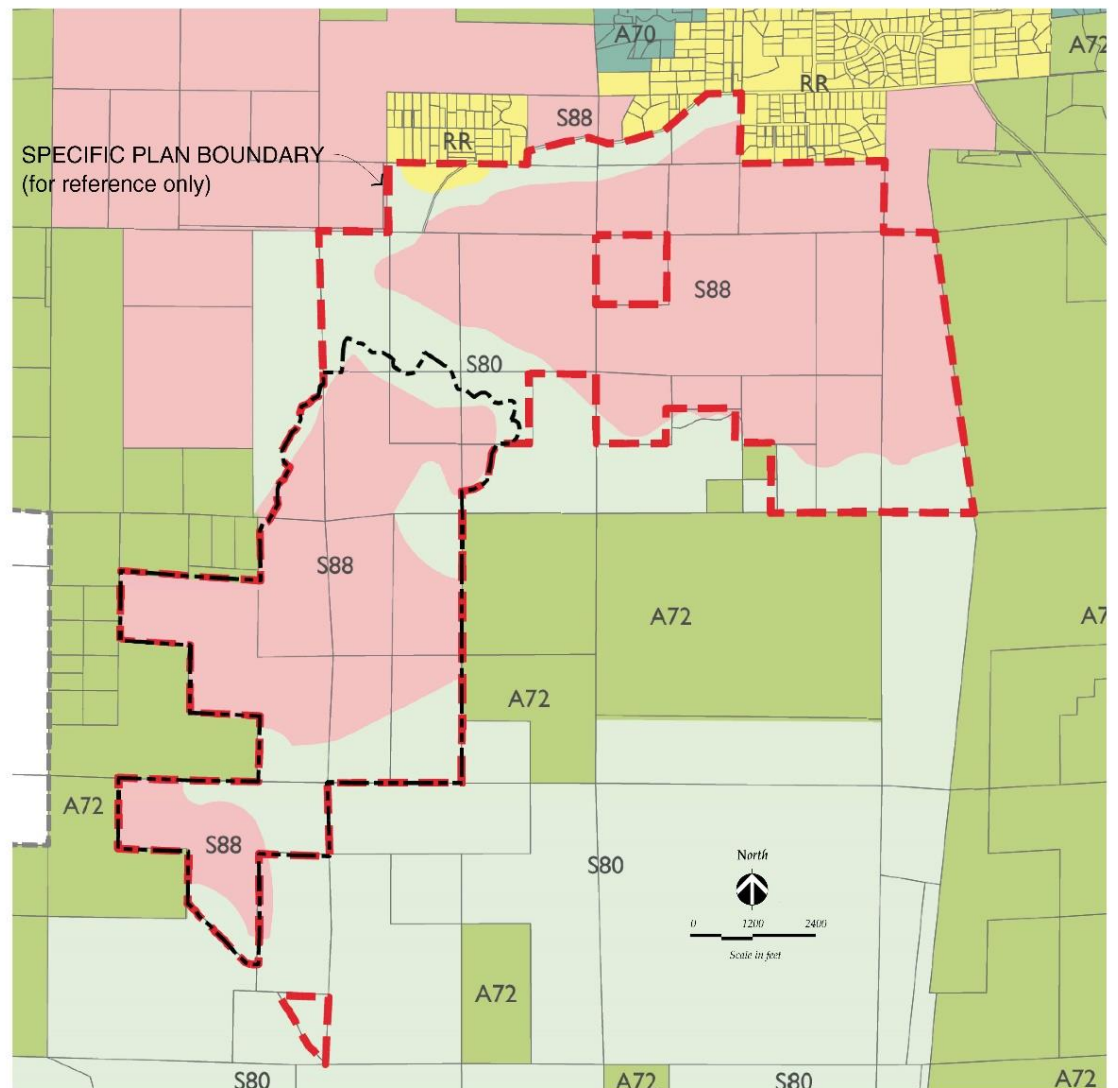
The existing Zoning within the Land Exchange Alternative is a combination of S80 (Open Space), in areas proposed as open space in the Otay Ranch GDP/SRP; and S88 (Specific Plan Area) and RR (Rural Residential) in areas proposed for development in the Otay Ranch GDP/SRP. The Land Exchange Alternative includes the following modifications to current zoning within the Specific Plan Area:

Village 14: Modify the boundaries of the S88 (Specific Plan Area) and S80 (Open Space) zoning designations to reflect the revised Village 14 Development Footprint. The portion of Village 14 (“Inverted L”) within the City of Chula Vista would remain unchanged.

Planning Area 16: Rezone the areas designated S88 (Specific Plan Area) to the S80 (Open Space).

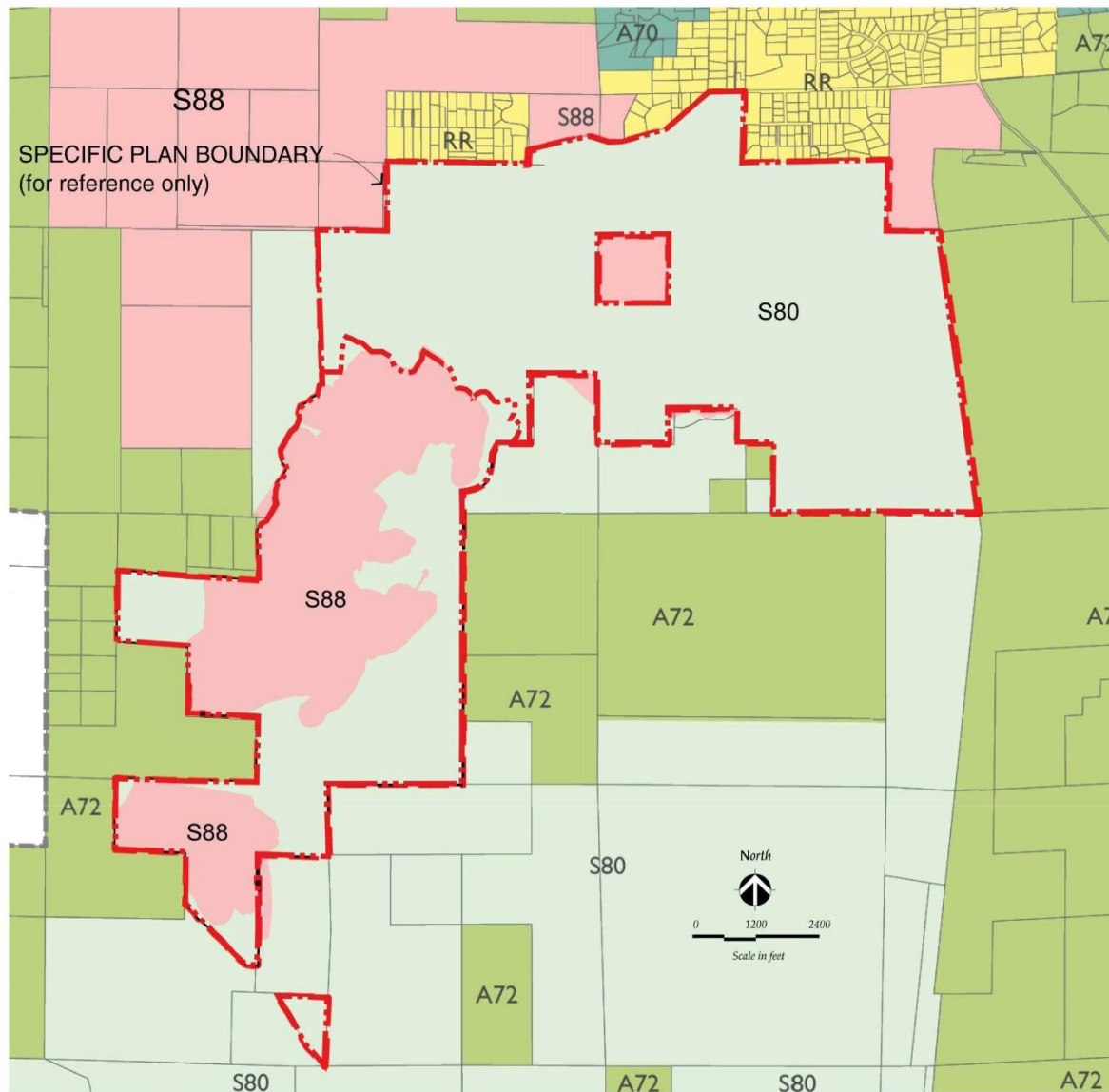
Planning Area 19: Rezone the areas designated RR (Rural Residential) and S88 (Specific Plan Area) to S80 (Open Space).

The Existing Zoning Map is depicted in Exhibit 10 and the Proposed Zoning Map is depicted in Exhibit 11.



- LEGEND**
- SPECIFIC PLAN BOUNDARY
 - PROCTOR VALLEY VILLAGE 14 BOUNDARY
 - - - MUNICIPAL BOUNDARIES
- ZONING UNINCORPORATED SAN DIEGO COUNTY**
- A70
 - A72
 - RR
 - S80
 - S88

Exhibit 10 – Existing Zoning Map



LEGEND

- ■ — SPECIFIC PLAN BOUNDARY
- PROCTOR VALLEY VILLAGE 14 BOUNDARY
- - - MUNICIPAL BOUNDARIES
- ZONING UNINCORPORATED SAN DIEGO COUNTY**
- A70
- A72
- RR
- S80
- S88

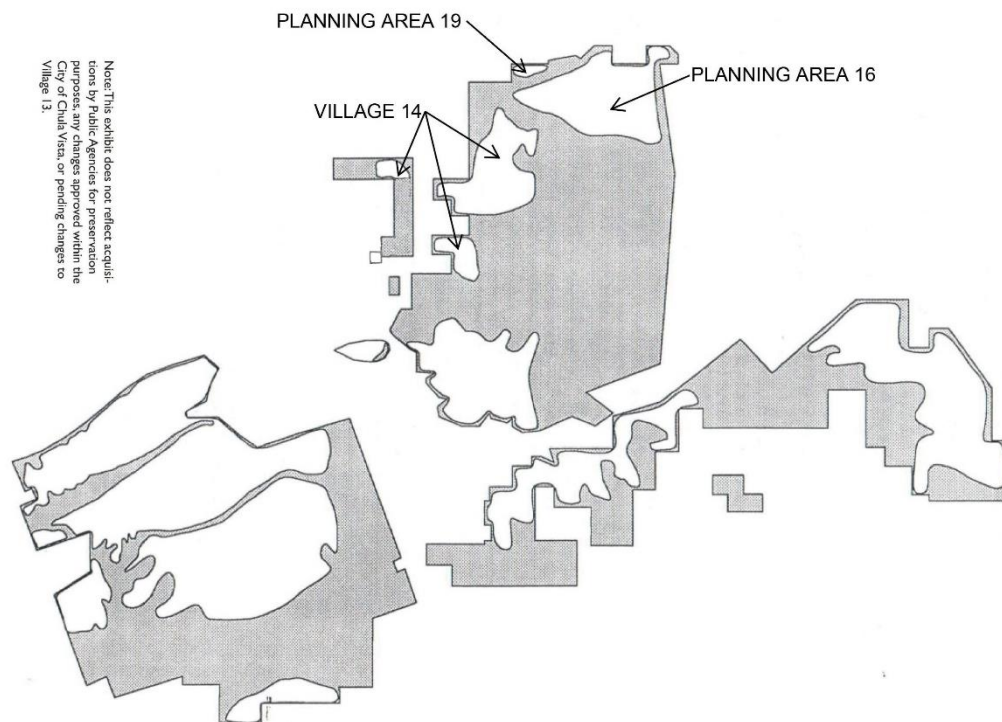
Exhibit 11 – Proposed Zoning Map

3. OTAY RANCH GDP/SRP AMENDMENTS

a) Otay Ranch GDP/SRP Ranch-Wide

The Land Exchange Alternative seeks to amend the Otay Ranch GDP/SRP to reflect the Proposed Specific Plan, land uses, densities and circulation, as summarized in Section I. B. of this report (Proposed Plan). Amendments to the Otay Ranch GDP/SRP necessary to implement the Specific Plan are described below.

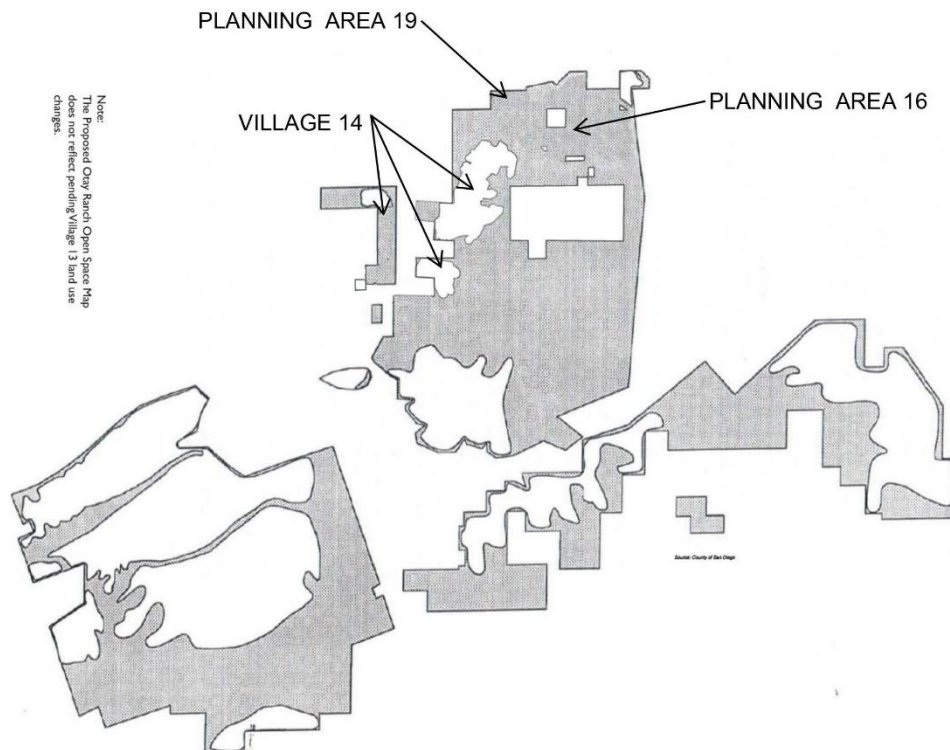
Otay Ranch Open Space System: The Land Exchange Alternative includes an amendment to the Otay Ranch Open Space exhibit (Otay Ranch GDP/SRP Exhibit 27, Page 90) to reflect the Land Exchange Alternative. Exhibits 12 and 13 depict the existing and proposed Otay Ranch Open Space maps, respectively.



Village and Planning Area references provided for information only

Exhibit 12 – Existing Otay Ranch Open Space Map

Not to scale (Otay Ranch GDP/SRP Exhibit 27)



Village and Planning Area references provided for information only

Exhibit 13 – Proposed Otay Ranch Open Space Map

Not to scale

Otay Ranch Circulation Element Roads: The Land Exchange Alternative includes an amendment to the Otay Ranch Circulation Element Roads and Light Rail Transit Alignment Map (Otay Ranch GDP/SRP Exhibit 28, Page 93). The exhibit would be amended to reflect two revisions to Proctor Valley Road alignment. First, the segment of Proctor Valley Road in South Village 14 would be realigned eastward to avoid vernal pools located within the City of San Diego’s “Cornerstone” preserve lands. Second, the Proctor Valley Road Otay Ranch GDP/SRP alignment would be amended to conform to the existing Proctor Valley Road right of way, rather than pioneering an entirely new roadway through the RMP Preserve area in Planning Area 16. Exhibits 14 and 15 depict the existing and proposed maps, respectively.

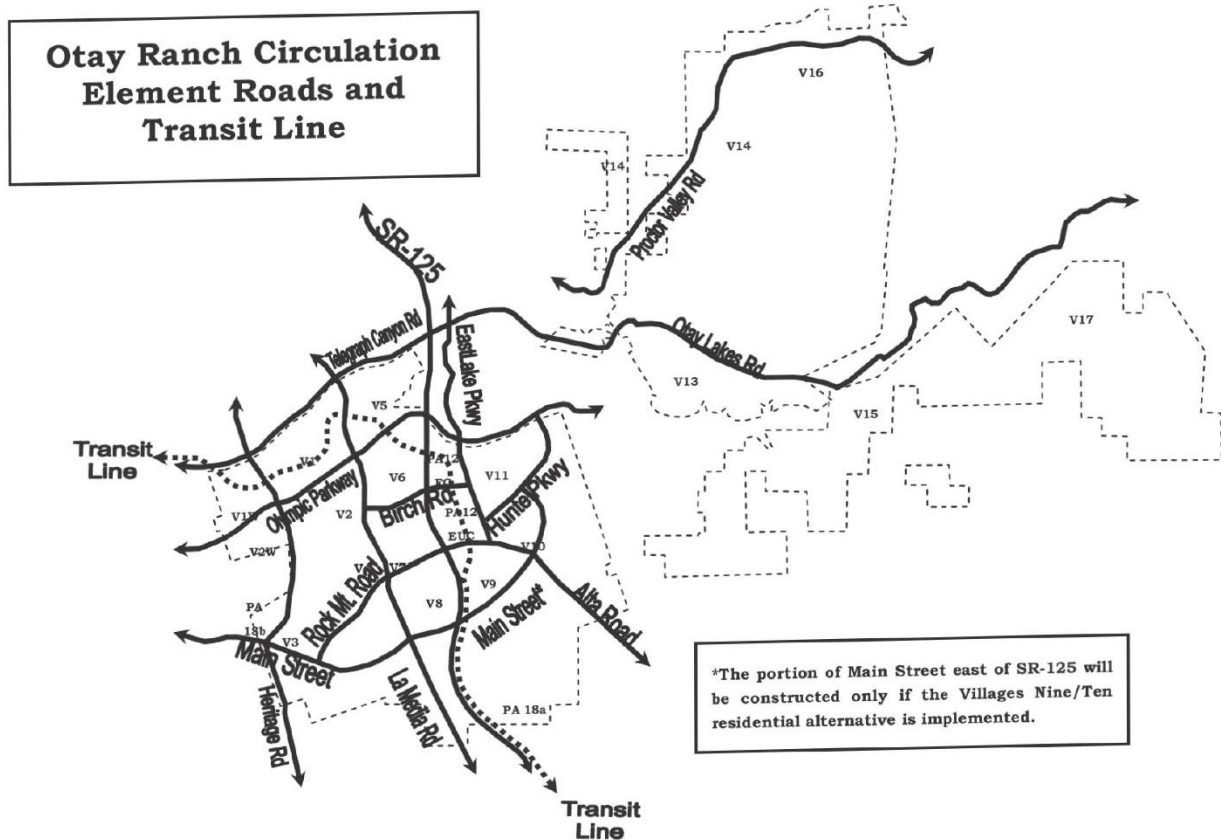


Exhibit 14 – Existing Circulation Element Roads and Light Rail Transit Alignment Map

(Otay Ranch GDP/SRP Exhibit 28)

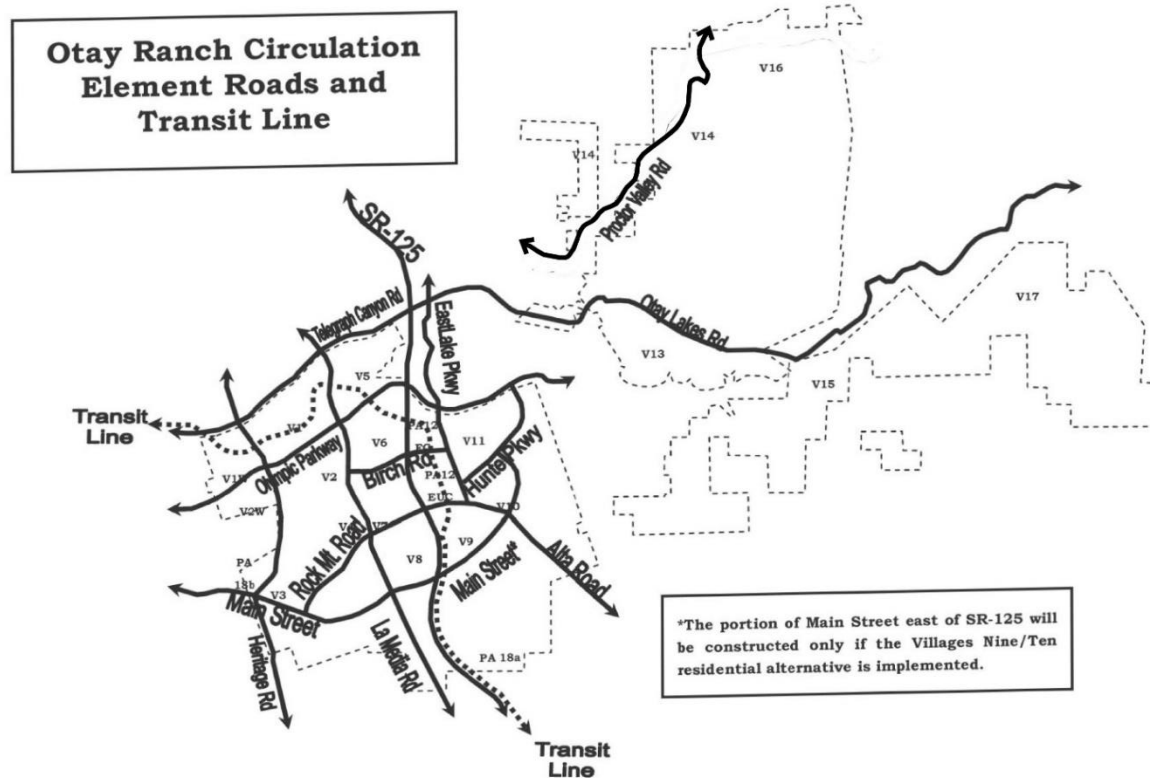


Exhibit 15 – Proposed Circulation Element Roads and Light Rail Transit Alignment Map

Circulation Element Arterial and Major Roads: The Land Exchange Alternative includes an Otay Ranch GDP/SRP amendment to the classification of Proctor Valley Road from the Agua Vista Drive/Northwoods Drive to Melody Road. Consistent with the Otay Ranch GDP/SRP Village Character Policy which states, “Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community,” the Land Exchange Alternative seeks approval to change the Proctor Valley Road classification from a 4 Lane Major to a 2 Lane Light Collector.

The Land Exchange Alternative would implement Proctor Valley Road as a 2 lane Scenic Roadway, consistent with the Otay Ranch GDP/SRP. Five roundabouts identify the entrance into each residential area within Village 14, while providing traffic calming at key internal intersections along Proctor Valley Road by slowing traffic to 25 mph through the roundabouts. The Land Exchange Alternative proposes to implement the 2-Lane Light Collector designation within the City of Chula Vista portion (south) consistent with City of Chula Vista design standards for a Class II Collector. The portion of Proctor Valley Road within the County of San Diego would be implemented consistent with County Street Design Standards 2.2A, 2.2E and 2.2F. Strike-out/Underline version of the proposed amendment to the Circulation Element Roads Table (Otay Ranch GDP/SRP Page 219-220) follows:

Circulation Element Arterials and Major Roads

These roads typically provide for completion of the regional system. In this role, they are designed to operate at maximum efficiency, and provide for automobile and buss access to regional destinations, including freeways. They cross each other at intervals of three quarters of a mile or greater. Entry onto these roads, except at the EUC and Freeway Commercial, is restricted to Village Entry Streets. The following streets/roads reflect ultimate widths, but widths may be reduced at the SPA level based on the SPA traffic analysis and in accordance with the phasing plan:
(Excerpt)

Road Name	From	To	Classification
Proctor Valley Road	SA 1150:1 <u>Agua Vista Drive</u> <u>/Northwoods Drive</u>	Melody Road	4 Lane Major <u>2-Lane Light Collector</u>

Landform Alteration/Aesthetics (FEIR Section 4.9.3.2; cf. Section 3.2.3): This proposed amendment seeks to modify the Otay Ranch GDP/SRP absolute prohibition against slope ratios exceeding 2:1 to incorporate the provisions of the County Grading Ordinance. The amendment is proposed because the Land Exchange Alternative reflects a comprehensive context sensitive grading and landscape design which address issues of aesthetics and visual quality at greater detail than could have reasonably been provided at the Otay Ranch GDP/SRP and PEIR level of information and analysis, especially regarding building locations, heights, colors and materials; landscape design and composition; and building pad elevations, contours, slopes and open space areas. A Strike-out/Underline version of the proposed amendment regarding Landform Alteration/Aesthetics (Otay Ranch GDP/SRP, Page 416, item 1) follows:

1. The Subregional Plan contains specific landform alteration standards to protect sensitive landforms. The applicant shall implement, at a minimum, the following measures:
 - Roadways shall be designed to follow the natural contours of hillsides and minimize visibility of road cuts and manufactured slopes.
 - Excessive use of manufactured slopes in the Otay River Valley, Jamul and San Ysidro Mountains, and the area around Otay Lakes shall not be permitted.
 - Natural buffering shall be provided between development and significant landforms, including the Jamul and San Ysidro Mountains.
 - Variable slope ratios not exceeding 2:1 shall be utilized when developing grading plans unless: a report is received from a soil engineer certifying that he or she has investigated the property and that in his or her opinion the proposed steeper slope will be stable and will not endanger any public or private property or result in the deposition of debris on any public way or interfere with any existing drainage course.
 - Eighty-three percent of the steep slopes (greater than 25%) shall be preserved.

Cultural Resources (FEIR Section 4.9.5.4; cf. Section 3.4.3): In 2001, the County of San Diego adopted an amendment to the Otay Ranch GDP/SRP which provided that cultural resource surveys would be performed on a project basis. That amendment neglected to amend FEIR Section 4.9.5.4; cf. Section 3.4.3 which was incorporated into the Otay Ranch GDP/SRP, Page 420. This proposed amendment rectifies that oversight. A Strike-out/Underline version of the proposed amendment regarding the Cultural Resources (Otay Ranch GDP/SRP, Page 420, second to last paragraph) follows:

1. Prehistoric Resources. *A programmatic mitigation plan for prehistoric resources shall be prepared to include the following as described in more detail in the RMP.*
 Stage 1 – In conjunction with ~~the a first~~ Specific Plan application ~~within each parcel (Otay Valley, Proctor Valley and San Ysidro Mountains),~~ a comprehensive cultural resources study to assess cultural resources throughout ~~that parcel~~ the project shall be performed. This report shall be a means of gaining comparative information to develop a specific program for mitigation and resource management. This would include a report to be prepared by a qualified consultant to be reviewed and approved by the appropriate jurisdiction on both the survey and testing programs.

b) Proctor Valley Parcel

Proctor Valley Parcel Description: The following Strike-out/Underline version of the proposed amendment regarding the Proctor Valley Parcel Description (Otay Ranch GDP/ SRP, Page 77) follows:¹⁰

Proctor Valley Parcel Land Use Summary Table: The Land Exchange Alternative seeks to amend the Village 14 and Planning Areas 16/19 land plans which requires modification of the Proctor Valley Parcel Land Use Summary table (Otay Ranch GDP/SRP Exhibit 21, Page 78), as depicted in the “Existing” and” “Proposed” Tables 3 and 4 below.

b. Proctor Valley Parcel

The Proctor Valley Parcel is less intense than the Otay Valley Parcel, due to its environmental constraints and transitional location between the urban areas to the west and the rural community of Jamul to the northeast. Its southern edge is the Lower Otay Lake. At build-out, this parcel provides a maximum of ~~4,561~~ 3,821 dwelling units and will serve approximately ~~13,582~~ 11,805 residents.

The major components of the land use plan for the Proctor Valley Parcel include:

- A specialty village in lower and central Proctor Valley containing ~~a golf course~~ and medium, low medium and low density residential uses. The village also includes a ~~mixed-use area,~~ Village Core which contains ~~an MH~~ a mixed use commercial/residential component, a multi-family neighborhood, an elementary school, a fire station, a private community facility and neighborhood park. The village serves as a transitional area between urban densities to the west and Jamul to the northeast.
- A majority of acreage (~~70~~80%) is proposed as open space.

¹⁰ In addition to areas designed “Open Space,” portions of the Proctor Valley Parcel have been acquired by the State of California for conservation purposes.

Table 3 – Proctor Valley Parcel Land Use Tables (Existing)

PROCTOR VALLEY PARCEL													
Village	SF Units	MF Units	Total Units	Res. Ac.	Park Ac.*	CPF Ac.	Sch. Ac.	C'ml. Ac.	Open Sp.	Art. Ac.	Other	Total Ac.	Approx. Pop*
Village 13	658	1,408	2,066	375.1	0.0*	7.3	0.0	0.0	139.7	12.2	249.1	783.4	5,269
Village 14	1,563	150	1,713	773.8	10.0	7.5	10.0	2.9	0.8	23.7	0.0	828.7	5,384
Plng. Area 16	390	0	390	716.9	2.5	1.7	0.0	0.0	370.0	25.4	0.0	1,116.5	1,248
Plng. Area 19	20	0	20	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20.0	64
Other:													
Open Sp.	0	0	0	0.0	0.0	0.0	0.0	0.0	5,146.4	0.0	0.0	5,146.4	0
Total	2,631	1,558	4,189	1,885.8	12.5	16.5	10.0	2.9	5,656.9	61.3	249.1	7,895.0	11,965
Existing Proctor Valley Parcel Land Use Table (Otay Ranch GDP/SRP - Exhibit 21)													

[Note: Existing Proctor Valley Land Use Table is consistent with Village 13 SRP amendment adopted by County on 7/18/2001. Table does not reflect pending Village 13 amendments]

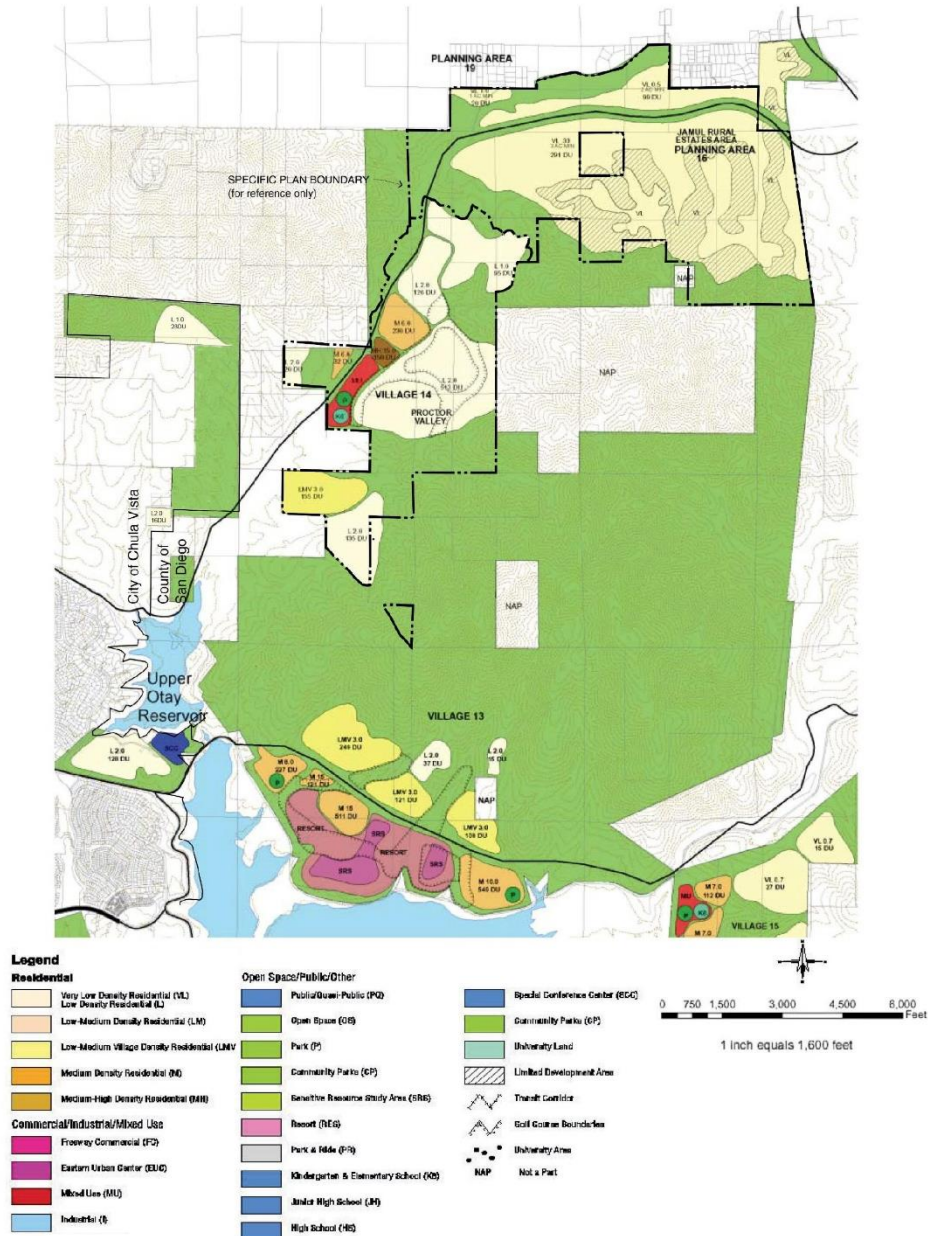
Table 4 – Proctor Valley Parcel Land Use Tables (Proposed)

PROCTOR VALLEY PARCEL													
Village	SF Units	MF Units	Total Units	Res. Ac.	Park Ac ¹	CPF Ac.	Sch. Ac.	C'ml. Ac ²	Open Sp.	Art. Ac.	Other	Total Ac.	Approx. Pop ³
Village 13	658	1,408	2,066	375.1	0.0*	7.3	0.0	0.0	139.7	12.2	249.1	783.4	5,269
Village 14	1,477	123	1,600	568.0	13.5	2.3	8.3		542.4	23.1	33.4	1,191.0	5,760
Plng. Area 16 & 19	42		42	64.7					1,487.4			1,552.1	134
Open Sp.									4,334.0	0.0	0.0	4,334.0	0
Total	2,177	1,531	3,708	1,007.8	13.5	9.6	8.3	0	6,503.4	35.3	282.5	7,860.5	11,163
¹ Internal open space and private recreation areas included in residential acreage. ² Village 14 includes 3.6 acres of mixed use development which includes up to 15,000 SF of commercial uses and 54 multi-family units. ³ Population generation rate for Village 13 and portion of PA 16 & 19 consistent with existing GDP/SRP (3.2 person /SF household and 2.55 persons per MF household). Village 14 population generation is 3.6 persons/household per Specific Plan.													
Proposed Proctor Valley Parcel Land Use Table (Otay Ranch GDP/SRP - Exhibit 21)													

[Note: Existing Proctor Valley Land Use Table is consistent with Village 13 Otay Ranch GDP/SRP amendment adopted by County on 7/18/2001. Table does not reflect pending Village 13 amendments]

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 – LAND EXCHANGE EIR ALTERNATIVE

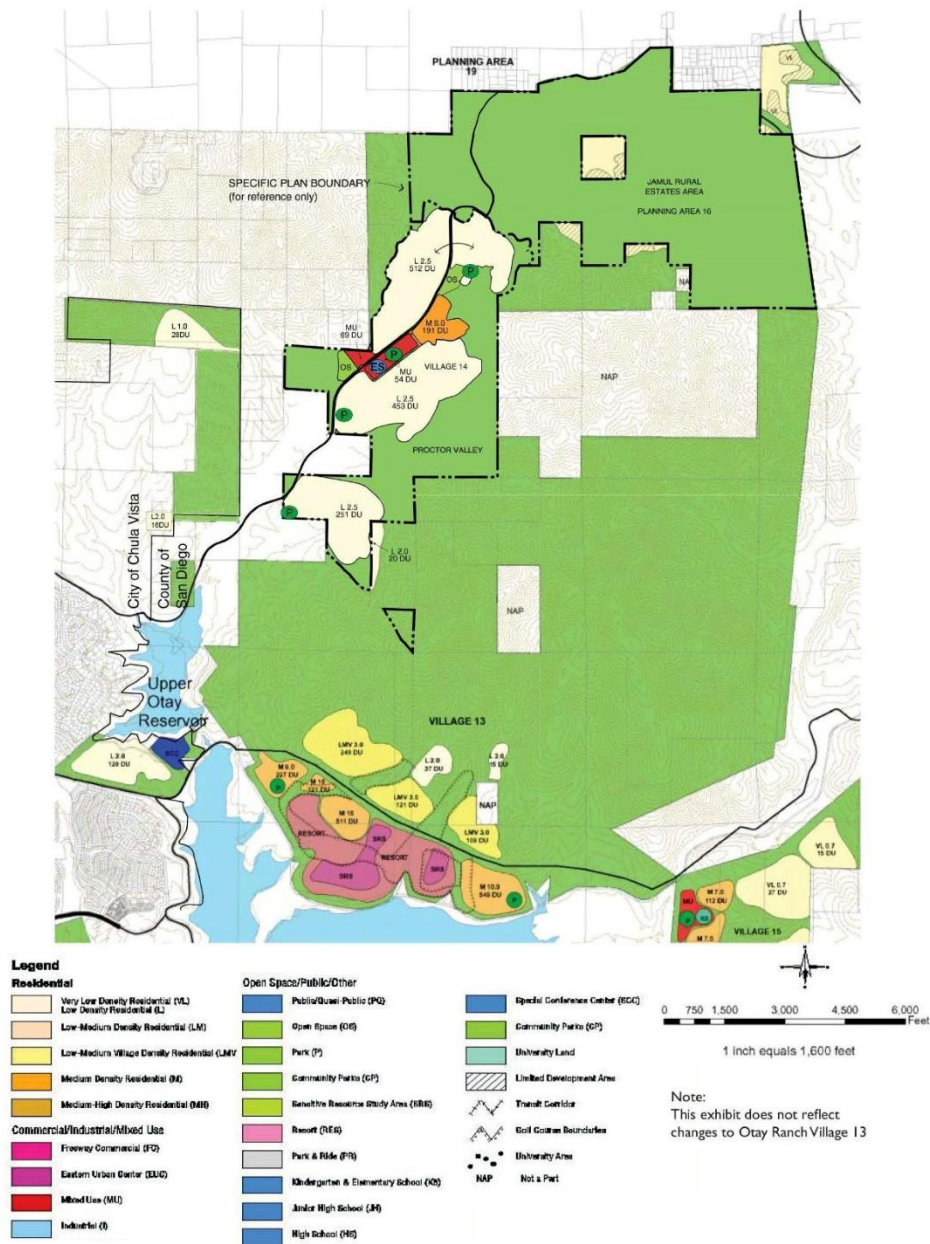
Otay Ranch GDP/SRP Land Use Plan (Proctor Valley Parcel): The Land Exchange Alternative includes an amendment to the Village 14 Planning Areas 16/19 land use plans which requires modification of the Otay Ranch GDP/SRP Land Use Map (Proctor Valley Parcel), Otay Ranch GDP/SRP, Exhibit 22, Page 79. Exhibits 16 and 17 depict the existing and proposed land use maps, respectively.



Note: Land uses within the City of Chula Vista are consistent with the Chula Vista General Plan Land Use Diagram (December 13, 2005)

Exhibit 16 – Existing Otay Ranch GDP/SRP Land Use Map (Proctor Valley Parcel)

(Otay Ranch GDP/SRP, Exhibit 22)



Note: Land uses within the City of Chula Vista are consistent with the Chula Vista General Plan Land Use Diagram (December 13, 2005)

Exhibit 17 – Proposed Otay Ranch GDP/SRP land Use Map (Proctor Valley Parcel)

Proctor Valley Parcel Park and Trail Map: On January 12, 2005, the San Diego County Board of Supervisors unanimously approved the adoption of the County Trails Program and the Community Trails Master Plan (CTMP), including the Jamul/Dulzura Community Trail and Pathway Plan. CTMP trails near the Land Exchange Alternative are provided for reference (refer to Exhibit 18a, Existing Jamul-Dulzura Community Trail and Pathway Plan).

The Otay Ranch GDP/SRP adopted in 1993 included planned “Regional Riding and/or Hiking Trails” as depicted in Exhibit 18b, Existing Proctor Valley Parcel Park and Trail Map. In addition to the trails identified on the Otay Ranch GDP/SRP Proctor Valley Parcel Parks and Trails Map, the CTMP include planned trails within the Land Exchange Alternative and surrounding areas. All planned trails within the Land Exchange Alternative were evaluated based on the County-wide “Design and Construction Guidelines” contained in the CTMP, connectivity and the environmental setting. The results of the trail evaluation are presented in Table 5, Proctor Valley Parcel Trails Evaluation.

Table 5 – Proctor Valley Parcel Trails Evaluation

TRAIL	ANALYSIS
Proctor Valley Road Community Pathway (Otay Ranch GDP/SRP Trail/CTMP #52)	10’ wide DG trail located adjacent to Proctor Valley Road from Chula Vista to Jamul. Implemented in the Land Exchange Alternative.
Big Olaf of Jamul Trail (CTMP #59)	Located within the Rancho Jamul Ecological Reserve and MSCP County Subarea Plan Preserve. Provides passive connectivity to Village 14. Relocated to Otay Ranch GDP/SRP Trail E.
Mt. Miguel Loop Trail (CTMP #53)	Connects to Proctor Valley Road Staging Area. Very steep grades exceeding 60%, does not meet CTMP trail design and construction guidelines. Not implemented in the Land Exchange Alternative.
Reservoir Trail (CTMP #49)	Connects to Proctor Valley Road Staging Area. Very steep grades up to 52%, does not meet CTMP trail design and construction guidelines. Not implemented in the Land Exchange Alternative.
Proctor Valley Trail (CTMP #70)	Connects to Proctor Valley Road Staging Area. Very steep grades up to 32%, does not meet CTMP trail design and construction guidelines and is located within the Rancho Jamul Ecological Reserve. North/south trail access is provided along the Proctor Valley Road Community Pathway described above. Not implemented in the Land Exchange Alternative
Otay Ranch Trail (CTMP #71)	Connects to south Proctor Valley Road. Very steep grades up to 34%, does not meet CTMP trail design and construction guidelines.
Otay Lakes Trail (CTMP #96)	Connects to south Proctor Valley Road. The grade at current connection point is too steep. Trail may be implemented if relocated south to existing staging area.
Trail A (Otay Ranch GDP/SRP)	Same as Proctor Valley Road Community Pathway – see above. Implemented in the Land Exchange Alternative
Trail B (Otay Ranch GDP/SRP)	Connects to Proctor Valley Road between south and central Proctor Valley area. Easement for potential trail access provided in the Land Exchange Alternative

TRAIL	ANALYSIS
Trail C (Otay Ranch GDP/SRP)	Connects north of Upper Otay Reservoir. Steep. Land Exchange Alternative provides easement for potential access to trail @ P-1 Park
Trail D (Otay Ranch GDP/SRP)	Connects to north Proctor Valley Road. Located within the Rancho Jamul Ecological Reserve, currently posted “No Trespassing,” eastern trail segment very steep toward Jamul Mtn., not within existing disturbed dirt trail. Not implemented in the Land Exchange Alternative.
Trail E (Otay Ranch GDP/SRP)	See Big Olaf Trail) of Jamul (CTMP #59) above. Land Exchange Alternative provides easement for potential access to trail @ Whispering Meadow.
Trail F (Otay Ranch GDP/SRP)	Connects to Otay Ranch GDP/SRP Trails C or D. Steep grades, no access without Trails C and D. Not implemented in Land Exchange Alternative.

Otay Regional Trail Alignment Study (“Trail Study”): The County of San Diego, in conjunction with the City of Chula Vista, City of San Diego, California Department of Fish & Wildlife, U.S. Fish and Wildlife Service, National Wildlife Refuge, Bureau of Land Management, U.S. Border Patrol and the Otay Water District, is conducting a planning study of a new trail system in Otay Ranch and surrounding lands, including the Project Area. The goal of the planning effort is to create a coordinated and sustainable trail system that provides quality recreational trail connections to the RMP Preserve and other public lands, while balancing the need to protect sensitive environmental resources.

The Trail Study area contains eight ecological preserves that have been set aside for conservation and protection of natural resources: Otay Ranch Preserve, San Diego National Wildlife Refuge, Otay Mountain Wilderness, Rancho Jamul Ecological Reserve, Otay Mountain Ecological Reserve, Hollenback Canyon Wildlife Area, City of San Diego Cornerstone Lands and San Miguel Habitat Management Area.

These lands contain diverse habitats that are home to many sensitive plant and animal species that are considered regionally important. The Trail Study will consider these and other sensitive resources when designing trail alignments. The Trail Study will support the design of a sustainable trail system that balances natural resource protection and conservation with public access and recreation.

Analysis: The Land Exchange Alternative includes a proposal to realign Proctor Valley Road. In conjunction with the Proctor Valley Road realignment, the Land Exchange Alternative would implement the Proctor Valley Community Pathway along this roadway. The Proposed “Proctor Valley Parcel Park and Trail Map” is provided as Exhibit 19b. The Specific Plan and Tentative Map include the location of staging areas, a trail head and potential easements for future trail connections within the Project Area. The Applicant will also be participating in the Trail Study, as an interested property owner and stakeholder and will, to the greatest extent possible, coordinate with the County to ensure the Land Exchange Alternative is consistent with the approved Trail Study.

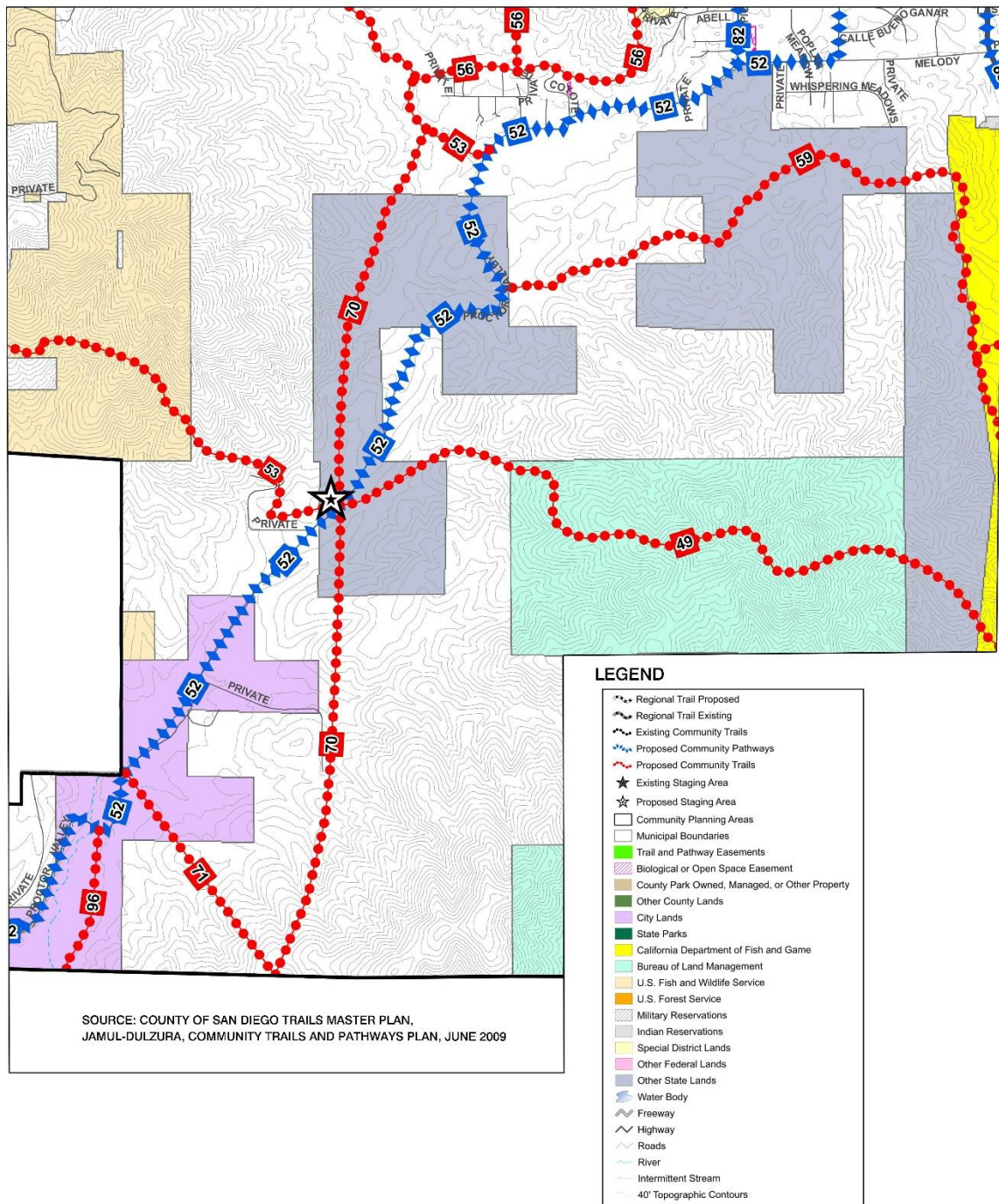


Exhibit 18 – Existing Jamul-Dulzura Community Trail and Pathway Plan

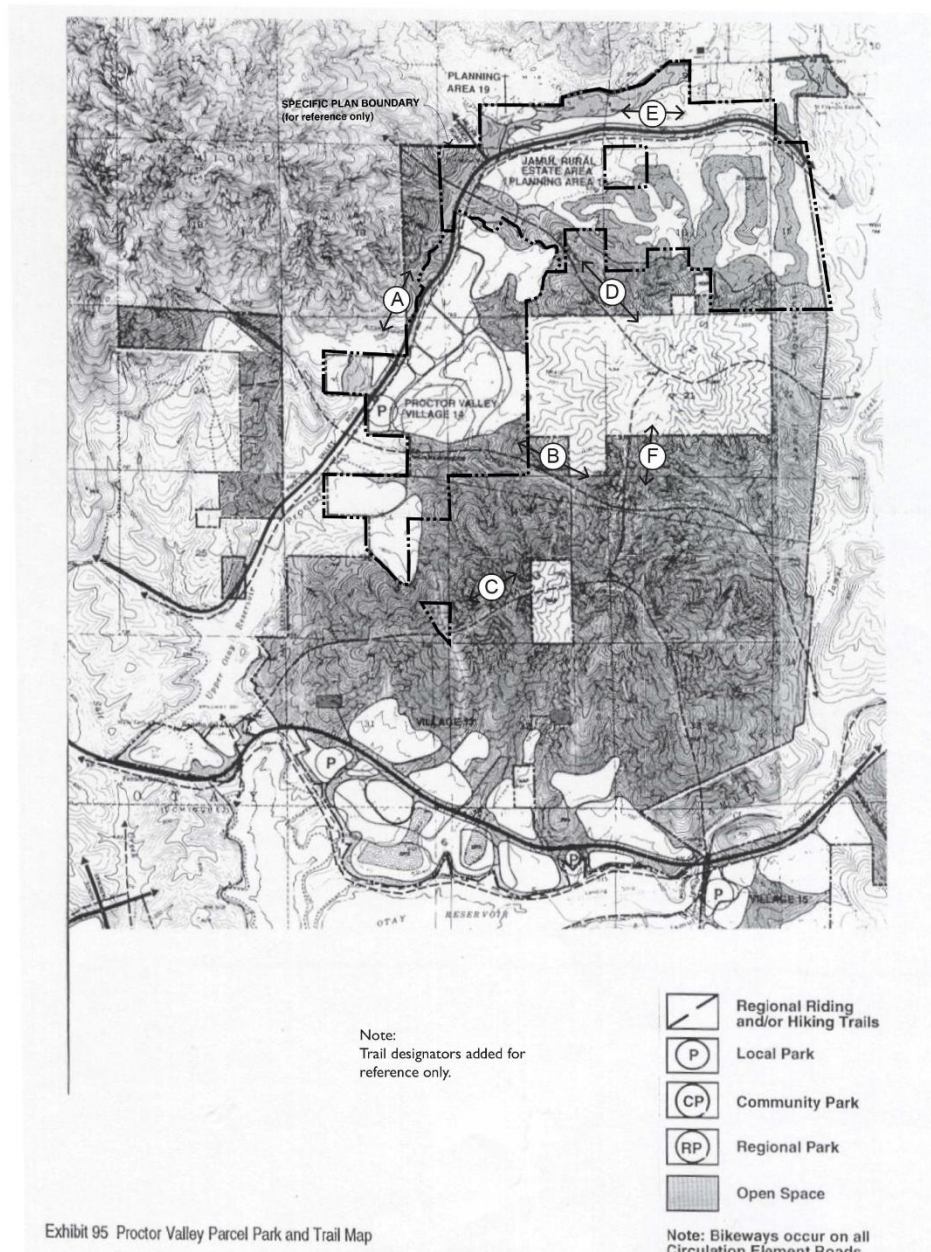
Not to scale (excerpt)

Based on the trails analysis presented above in Table 5, the Land Exchange Alternative includes an amendment to the Proctor Valley Parcel Park and Trail Map exhibit (Otay Ranch GDP/SRP Exhibit 96, Page 258). Exhibits 19a and 19b depict the existing and proposed Proctor Valley Parcel Park and Trail Maps, respectively.

Proposed revisions are depicted on Exhibit 19b and include:

- Revise the alignment of the Proctor Valley Community Pathway;
- Add existing and planned trail staging areas;
- Add Preserve Trail options;
- Add Otay Ranch GDP/SRP and County Trail Master Plan trail references;
- Clarify/add the locations of public parks in Village 14

The County's Otay Regional Trail Alignment Study will determine the feasibility and alignment of conceptual proposed trails within and surrounding the Land Exchange Area.



Note: Land uses within the City of Chula Vista are consistent with the Chula Vista General Plan Land Use Diagram (December 13, 2005)

Exhibit 19a– Existing Proctor Valley Parcel Park and Trail Map

Not to scale

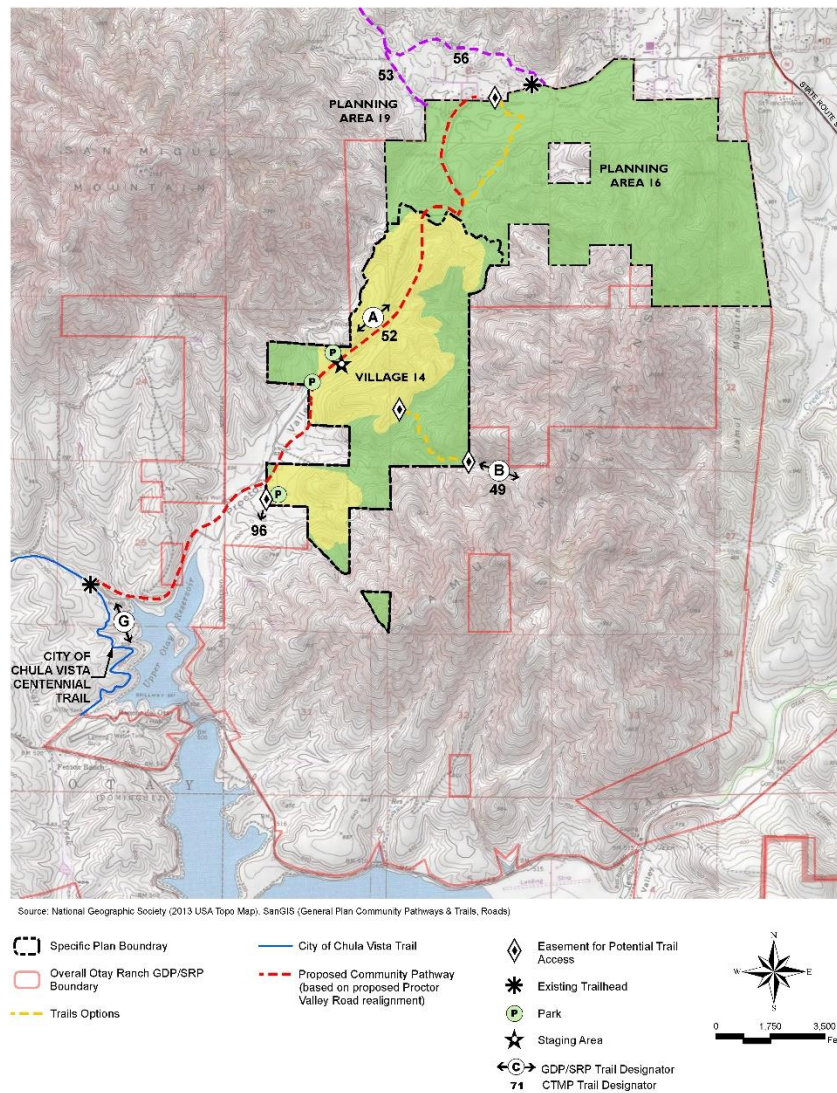


Exhibit 19b – Proposed Proctor Valley Parcel Park and Trail Map

Not to scale (Otay Ranch GDP/SRP Exhibit 95)

c) **Proctor Valley (Village Fourteen)**

Proctor Valley Village Setting and Description: The Land Exchange Alternative includes amendments to the Otay Ranch GDP/SRP description of Village 14 to update language related to project statistics, ownership, parks and the recreational theme. A Strike-out/Underline version of the proposed amendments to Proctor Valley (Village Fourteen) description (Otay Ranch GDP/SRP, Pages 189-194) follows:

14. Proctor Valley Village (Village Fourteen)***a. Proctor Valley Village Setting***

This approximately ~~829~~ 1,002-acre specialty village is nestled in the south sloping valley which encompasses Proctor Valley Road and ~~leads~~ transitions from the urban edge of Chula Vista ~~into~~ the country town of Jamul. It is bounded to the east and west by steep slopes and significant landforms, specifically San Miguel Mountain to the northwest and Jamul Mountain to the east.

b. Proctor Valley Village Description

Proctor Valley is a “specialty village” (See Part II, Chapter 1, Section C), which serves as a transition from the more urban uses to the west to the more rural areas of Jamul. Specialty Villages possess many of the characteristics of Urban Villages but achieve the desired identity through means more appropriate for their unique topography and location. The village has a low intensity character, with an emphasis on low density single family residential and local-serving commercial and public uses, and public and community purpose facilities, and higher density residential uses in the village core. Because it is relatively isolated, the village functions as a self-contained service area.

It is intended that the village focus on some type of recreational theme. ~~This village may be established with a golf club at its core, using a low profile and casual style of architecture on a prominent site near the village core. The golf club could set the overall theme for the village which could include the club and associated recreational facilities such as tennis and swimming. The Golf Club should be surrounded by higher density housing.~~ Village 14 implements an active lifestyle and wellness recreation theme, through the provision of a system of public and private recreation facilities and a pedestrian network that links residential neighborhood to the Village Core via the Community Pathway along Proctor Valley Road and a park to park loop connecting public parks within Village 14. A strong architectural theme for the village will be established within the village core and continue through public and private park and recreation facilities, community and neighborhood monumentation and residential areas. Two age-restricted single-family neighborhoods are planned to meet the needs of the aging population.

~~Alternatively, the Proctor Valley Village may be established as an equestrian oriented community, with equestrian facilities as its core, utilize low profile architecture. The equestrian uses would establish a theme for the entire village.~~

The Proctor Valley village core will have commercial and recreation activities designed to serve the entire Proctor Valley area, thereby reducing out-of-valley trips. The village will have the custom look that generally originates from pockets of residential ~~wrapped by a golf course and~~ surrounded by natural/landscaped open

space. Residential areas on the periphery of the village will relate to the topographic conditions and will general by lower density.

The Proctor Valley Village contains:

- ☐ A maximum of 1,477 single family residential units
- ☐ A maximum of 123 multi-family residential units
- ☐ Build-out population of approximately ~~5,384~~ 5,760¹¹
- ☐ A Village Core containing:
 - Mixed use area
 - Multi-family residential uses
 - Neighborhood park
 - An elementary school
 - ~~Golf or~~ Private Recreation center
 - A Potential Transit stop
 - ~~Affordable Housing~~
- ☐ A Fire Station

¹¹ Specific Plan-level population generation rate is 3.6 persons per household.

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 – LAND EXCHANGE EIR ALTERNATIVE

Proctor Valley Village Fourteen Land Use Summary Table: The Land Exchange Alternative includes amendments to the Otay Ranch GDP/SRP necessary to implement proposed land uses. Table 6 depicts the existing and Table 7 depicts the proposed Village Fourteen Land Use Table (Otay Ranch GDP/SRP Exhibit 67, Page 191) follows:

Table 6 – Village Fourteen (Proctor Valley) Land Use Table (Existing)

VILLAGE FOURTEEN (EXISTING)

Use	SF Units	MF Units	Total Units	Res. Ac.	Dens .	Park Ac*	CPF Ac.	School Ac.	Other Ac.	Open Sp.**	Art. Ac.	Total Ac.	Approx. Pop.
L	190		190	190.0	1.0							193.0	608
L	956		956	478.3	2.0							478.3	3,059
M	262		262	43.7	6.0							43.7	838
MH		150	150	10.0	15.0							10.0	383
MU						10.0	7.5	10.0	2.9	0.8		31.2	
LMV	155		155	51.8	3.0							51.8	496
OTHER											23.7	23.7	
Subtotal	1,563	150	1,713	773.8		10.0	7.5	10.0	2.9	0.8	23.7	828.7	5,384
* Part of park acreage requirements have been allocated to community parks. Actual park size to be determined by Parks Master Plan at the SPA level ** Open space totals also included in Proctor Valley Parcel summary.													
(Existing) Village Fourteen (Proctor Valley) Land Use Table (Otay Ranch GDP/SRP - Exhibit 67)													

Table 7 – Village Fourteen (Proctor Valley) Land Use Table (Proposed – Land Exchange Alternative)**VILLAGE FOURTEEN (PROPOSED – LAND EXCHANGE ALTERNATIVE)**

Use	SF Units	MF Units	Total Units	Res. Ac ¹	Dens.	Park Ac	CPF Ac.	School Ac.	Other Ac. ²	Open Sp. ³	Art. Ac.	Total Ac.	Approx. Pop.
Village 14													
L	1,216	-	1,216	478.3	2.5	9.6						487.9	4,378
M	191	-	191	31.7	6.0							31.7	688
MH		69	69	4.6	15.1							4.6	248
MU ⁴		54	54	3.5	15.0	3.9	2.3	8.3				18.0	194
OTHER									33.4	403.9	23.1	460.4	
Subtotal	1,407	123	1,530	518.1		13.5	2.3	8.3	33.4	403.9	23.1	1,002.6	5,508
Remainder⁵													
L	30		30	30.0	1.0					65.0		95.0	108
L	40		40	19.9	2.0					83.5		93.4	144
Subtotal	70		70	49.9						138.5		188.4	252
TOTAL	1,477	123	1,600	568.0		13.5	2.3	8.3	33.4	542.4	23.1	1,191.0	5,760
¹ Private recreation facility acreage included in residential acreage. ² Internal open space and biofiltration basins not included in residential acreage. ³ Preserve acreage reflects RMP Preserve acreage previously only shown on Proctor Valley Parcel Land Use Table, which increases the overall Village 14 acreage reflected above. ⁴ Mixed Use Site includes up to 15,000 SF of commercial uses and 54 multi-family units ⁵ Other residential acres within Village 14 but outside of the Specific Plan boundary. ⁶ Unallocated MH units													
(Proposed) Village Fourteen (Proctor Valley) Land Use Table (Otay Ranch GDP/SRP - Exhibit 67)													

Parks and Open Space Policies: A Strike-out/Underline version of the proposed amendment regarding the Park and Open Space Policies (Otay Ranch GDP/SRP Pages 192 - 193) follows:

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of ~~16.4~~ 16.5 acres of local parks in the Village 14. To satisfy this requirement, ~~10.8 — 20.4~~ 10.8 — 20.4 acres of neighborhood parks/town square are planned within the Village 14. Development of the Remainder property creates a demand for approximately 0.8 acres of local parks. This demand will be satisfied within the Remainder property.

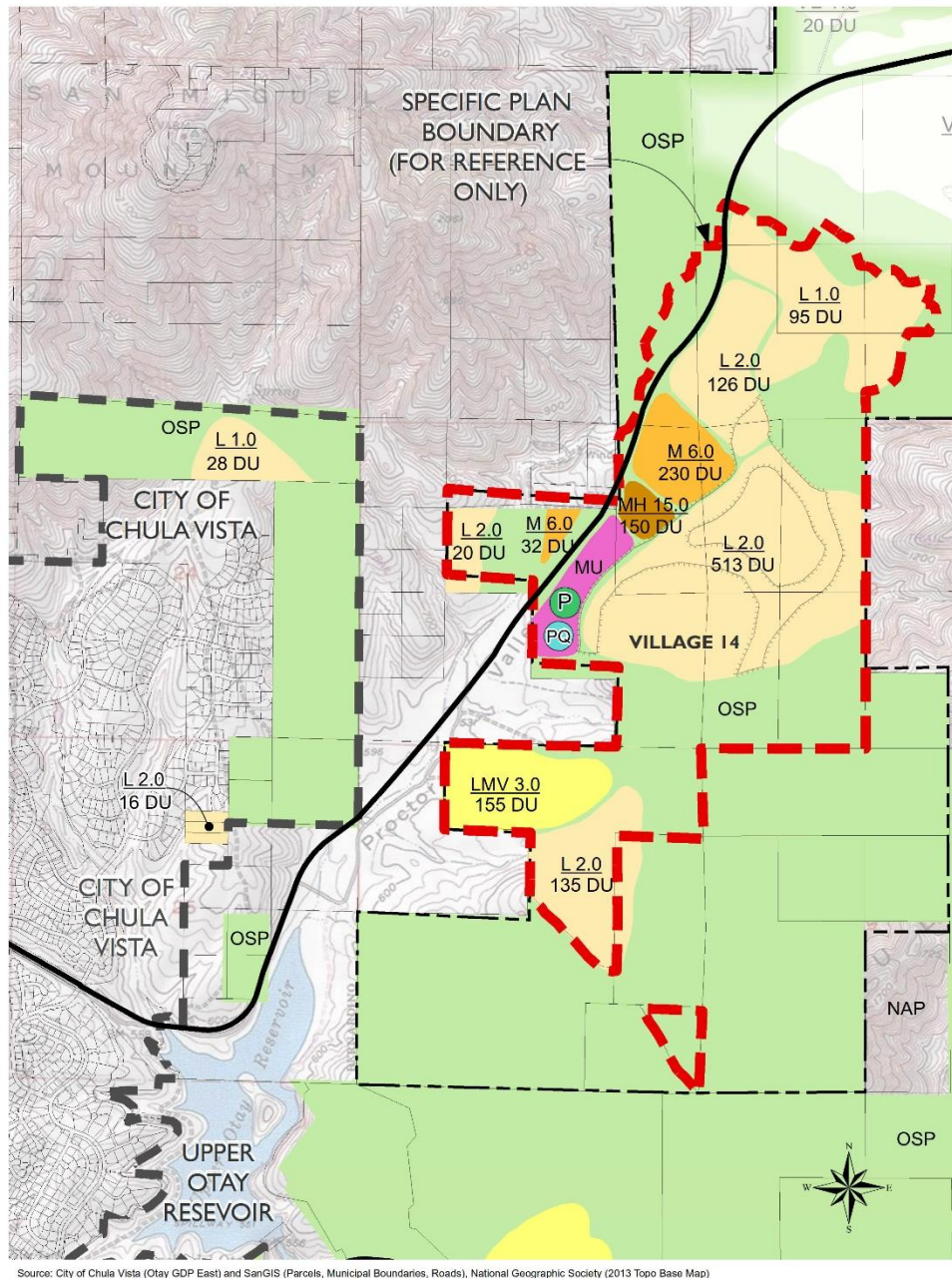
The following policies shall guide the design of parks and open spaces in the Proctor Valley Village:

- ~~☐ The golf course will be sensitively located to preserve as many natural features as possible and provide for wildlife movement where appropriate. Higher intensity residential uses should be clustered around the golf course.~~
- ~~☐ The GDP/SRP Land Use Map depicts the general location and approximate acreage of the golf course. Final environmental studies and site studies and the SPA level may suggest variation in routing, location and precise acreage. These modifications are permissible, as long as the character of the adjacent development does not change significantly.~~

The following policies shall guide the design of parks and open spaces in the Proctor Valley Village:

- ~~The active lifestyle and wellness~~ ~~If the village has an equestrian~~ recreation focused theme of the village, ~~indicate~~ shall be implemented at the SPA level, through the location of a comprehensive ~~equestrian~~ path system which links the various parts of the Village to nearby open space/recreational opportunities, consistent with the RMP.
- Conservation and wildlife corridors shall be incorporated into the design and may also serve to separate the village development areas from surrounding areas. The design and location of these wildlife corridors should be consistent with the Wildlife Corridor Study and the RMP. Wildlife corridors may be added or widened, as a result of the study, reducing development acreage (see Section E, Implementation, for Density Transfer provisions).
- ~~□ The golf course will be sensitively located to preserve as many natural features as possible and provide for wildlife movement where appropriate. Higher intensity residential uses should be clustered around the golf course.~~
- ~~□ The GDP/SRP Land Use Map depicts the general location and approximate acreage of the golf course. Final environmental studies and site studies at the SPA level may suggest variation in routing, location and precise acreage. These modifications are permissible, as long as the character of adjacent development does not change significantly.~~
- Building and landscape materials used in this area should reflect the natural environment and be complimentary to the existing natural setting.

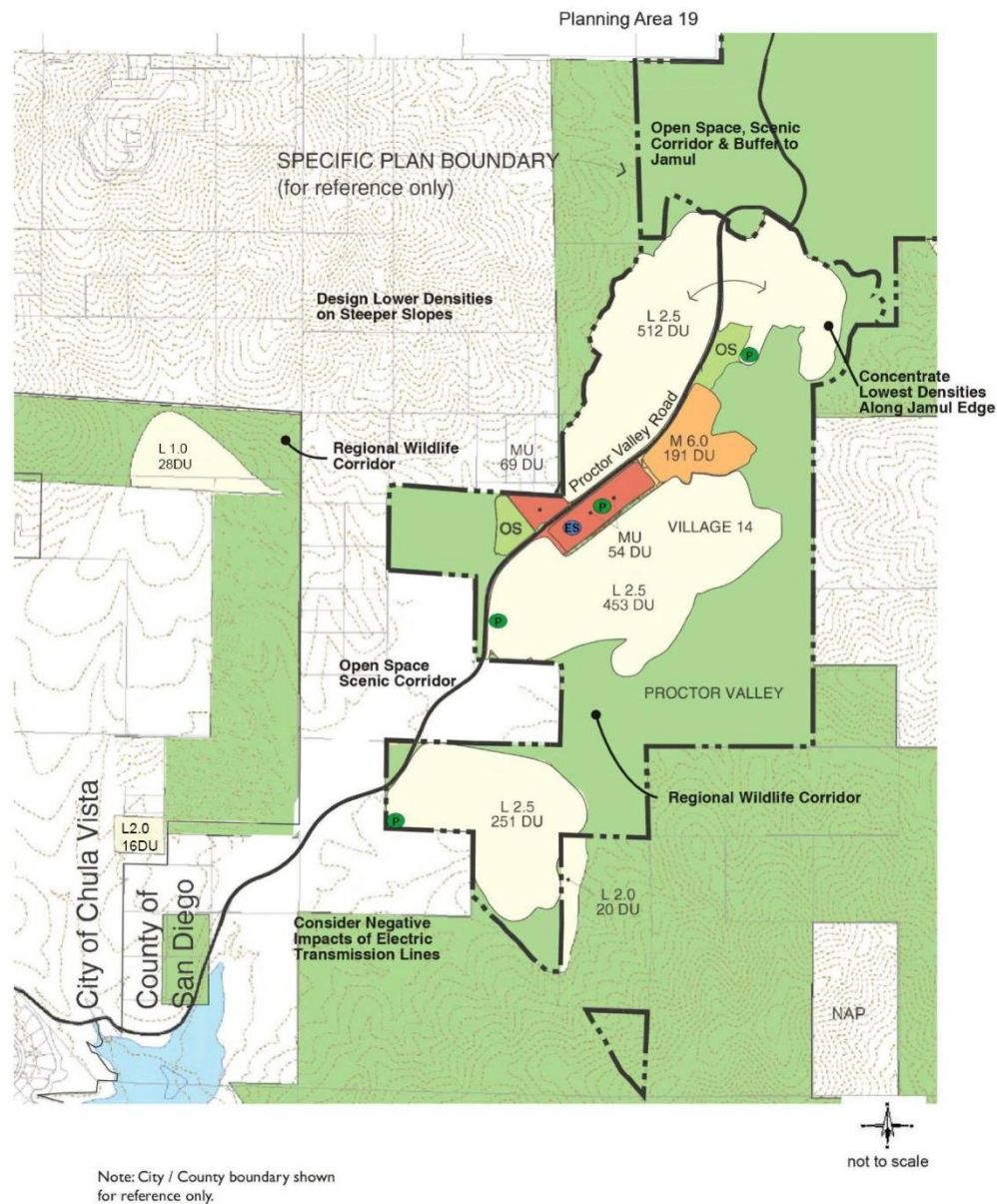
Proctor Valley Village Land Use Map (Otay Ranch GDP/SRP): The Land Exchange Alternative includes amendments to the Village 14 Land Use Map (Otay Ranch GDP/SRP Exhibit 68, Page 195) to reflect the Land Exchange Alternative. Exhibit 20 and 21 depict the current and proposed maps, respectively.



Note: Land uses within the City of Chula Vista are consistent with the Chula Vista General Plan Land Use Diagram (December 13, 2005)

Exhibit 20 – Existing Village 14 Land Use Map

Not to scale (Otay Ranch GDP/SRP Exhibit 68)



Note: Land uses within the City of Chula Vista are consistent with the Chula Vista General Plan Land Use Diagram (December 13, 2005)

Exhibit 21 – Proposed Village 14 Land Use Map

Not to scale

d) Jamul Rural Estate Area (Planning Areas 16/19)

Jamul Rural Estate Area Setting: The Land Exchange Alternative includes amendments to the Jamul Rural Estate Area Setting (Otay Ranch GDP/SRP, Page 201) to eliminate residential development within a portion of Planning Areas 16/19 and increase areas designated as Open Space.

16. Jamul Rural Estate Area (Planning Areas 16/19)***a. Jamul Rural Estate Area Setting***

The Jamul Rural Estate Area is comprised of approximately ~~4,117~~1,552 acres, excluding the vast open space preserve to its south. The Rural Estate Area is located immediately south of the community of Jamul and includes a portion of Jamul. It is just to the northeast of the Proctor Valley Village. The area contains broad flat areas, as well as ridges and valleys which climb to the south as part of Callahan Mountain.

~~**NOTE:** This 20-acre area adjacent to the existing development within the community of Jamul, north of Proctor Valley Road, is designated Planning Area 19. This planning area is discussed in conjunction with Planning Area 16, within this section because of its immediate proximity to Planning Area 16. Planning Area 19 will not require the preparation of a SPA Plan and the area is planned for 1-acre minimum lot sizes. Graphically, Planning Area 19 is depicted in combination with Planning Area 16 on Exhibit 68.~~

~~**Relationship to Other Villages:** This area will rely on the Proctor Valley Village for some commercial activities. However, this area relates most strongly to the existing country town of Jamul.~~

b. Jamul Rural Estate Area Description

~~The Jamul Rural Estate Area is a rural, low density residential community. Permitted development will be in the least sensitive locations. Plan refinements will occur after additional topographic and environmental work is completed at the SPA level. Home sites will be designed with consideration of environmental and visual factors. Because of the relatively few number of dwelling units, it is not anticipated that a village core is needed in this planning area. A complementary pattern of two and three-acre average size lots are planned. The Two-acre average lot (with a two-acre minimum) will be located in the least sensitive areas where the terrain is gentle and closest to existing one-acre lots. The three-acre average lots (with a two-acre minimum) will be located where the terrain is undulating. Planning Areas 16/19 are comprised of 1,487.4 acres of land designated open space preserve. Approximately 64.7 acres (including 46.6 acres designated "Limited Development Areas" are designated "Very Low Residential" and permit up to 42 single family homes on the portion of Planning Area 16 within the State's ownership.~~

The Jamul Rural Estate Area contains:

- ☐ ~~410~~ 42 single family residential units
- ☐ Build-out population of approximately ~~1,312~~134

OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 – LAND EXCHANGE EIR ALTERNATIVE

Planning Area 16 and Planning Area 19 Land Use: The Land Exchange Alternative includes amendments to the Planning Area 16 and Planning Area 19 Land Uses Tables and accompanying text. Table 8 and 9 depict the existing and proposed Planning Area 16 and 19 Land Use Tables (Otay Ranch GDP/SRP Exhibits 71 and 72, Pages 202 and 203 respectively) to eliminate portions of the residential development areas and increase the areas designated as Open Space.

Table 8 – Planning Area 16/19 Land Use Tables (Existing)

PLANNING AREA 16 (EXISTING)													
Use	SF Units	MF Units	Total Units	Res. Ac.	Dens.	Park Ac.*†	CPF Ac.	School Ac.	Other Ac.	Open Sp.**	Art. Ac.	Total Ac.	Approx. Pop.
VL	99		99	169.5	0.5					29.2		198.7	317
VL	291		291	547.4	0.3					340.8		888.2	931
OTHER						2.5	1.7				25.4	29.6	
TOTAL	390		390	716.9		2.5	1.7	0	0	370	25.4	1,116.5	1,248
*Part of park acreage requirements have been allocated to community parks. Actual park size to be determined by Parks Master Plan at the SPA level													
**Restricted development area used in density calculations but restricted as open space. Open space totals included in the Proctor Valley Parcel summary.													
† The location of required park and community purpose facility land will be subject to review at the SPA level.													

(Existing) Planning Area 16 Land Use Table (Otay Ranch GDP/SRP Exhibit 71)

PLANNING AREA 19 (EXISTING)													
Use	SF Units	MF Units	Total Units	Res. Ac.	Dens.	Park Ac.*	CPF Ac.	School Ac.	Other Ac.	Open Sp.	Art. Ac.	Total Ac.	Approx. Pop.
VL	20	0	20	20	1.0							20	64
TOTAL	20	0	20	20		0	0	0	0	0	0	20	64
* The location of required park and community purpose facility land will be subject to review at the SPA level.													

(Existing) Planning Area 19 Land Use Table (Otay Ranch GDP/SRP Exhibit 72)

Table 9 – Planning Area 16/19 Land Use Table (Proposed)

COMBINED PLANNING AREAS 16 AND 19 (PROPOSED)													
Use	SF Units	MF Units	Total Units	Res. Ac.	Dens. ¹	Park Ac.	CPF Ac.	School Ac.	Other Ac.	Open Sp. ²	Art. Ac. ³	Total Ac.	Approx. Pop.
VL	26		26	30.9	0.5					21.6		52.5	83
VL	16		16	33.8	0.3					25.0		58.8	51
OTHER ⁴										1,440.8		1,440.8	
TOTAL	42		42	64.7						1,487.4		1,552.1	134
¹ Limited development area included in residential density calculation but restricted as open space.													
² Open space totals included in the Proctor Valley Parcel summary and include 16.4 acres for Proctor Valley Road, a planned facility in the RMP Preserve.													
³ Acreage for Proctor Valley Road included in Open Space acreage. Additional open space acreage is included in Proctor Valley Parcel summary.													
⁴ Includes a portion of open space shown in the existing Proctor Valley Parcel summary, which explains the increase in total acres.													

(Proposed) Planning Areas 16/19 Land Use Table (Otay Ranch GDP/SRP Exhibit 72)

Parks and Open Space Policies: The Land Exchange Alternative includes amendments to the Park and Open Space Policies (Otay Ranch GDP/SRP, Page 203). A Strike-out/Underline version of the proposed amendment follows:

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of ~~3.7~~ 0.4 acres of local parks in the Jamul Rural Estate Area. ~~To satisfy this requirement, 2.5 acres of neighborhood parks/town square are planned.~~ The obligation could be satisfied through the actual provision of a park within the ~~rural estate area development portion of Planning Areas 16 and 19~~ or the payment of park land dedication fees. ~~The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC.~~

Planning Areas 16/19 Land Use Map: The Land Exchange Alternative includes amendments to the Planning Areas 16/19 (Otay Ranch GDP/SRP Exhibit 73, Page 205) to convert portions of the development area to Open Space. Exhibits 22 and 23 depict the existing and proposed Planning Areas 16/19 Land Use Maps, respectively.

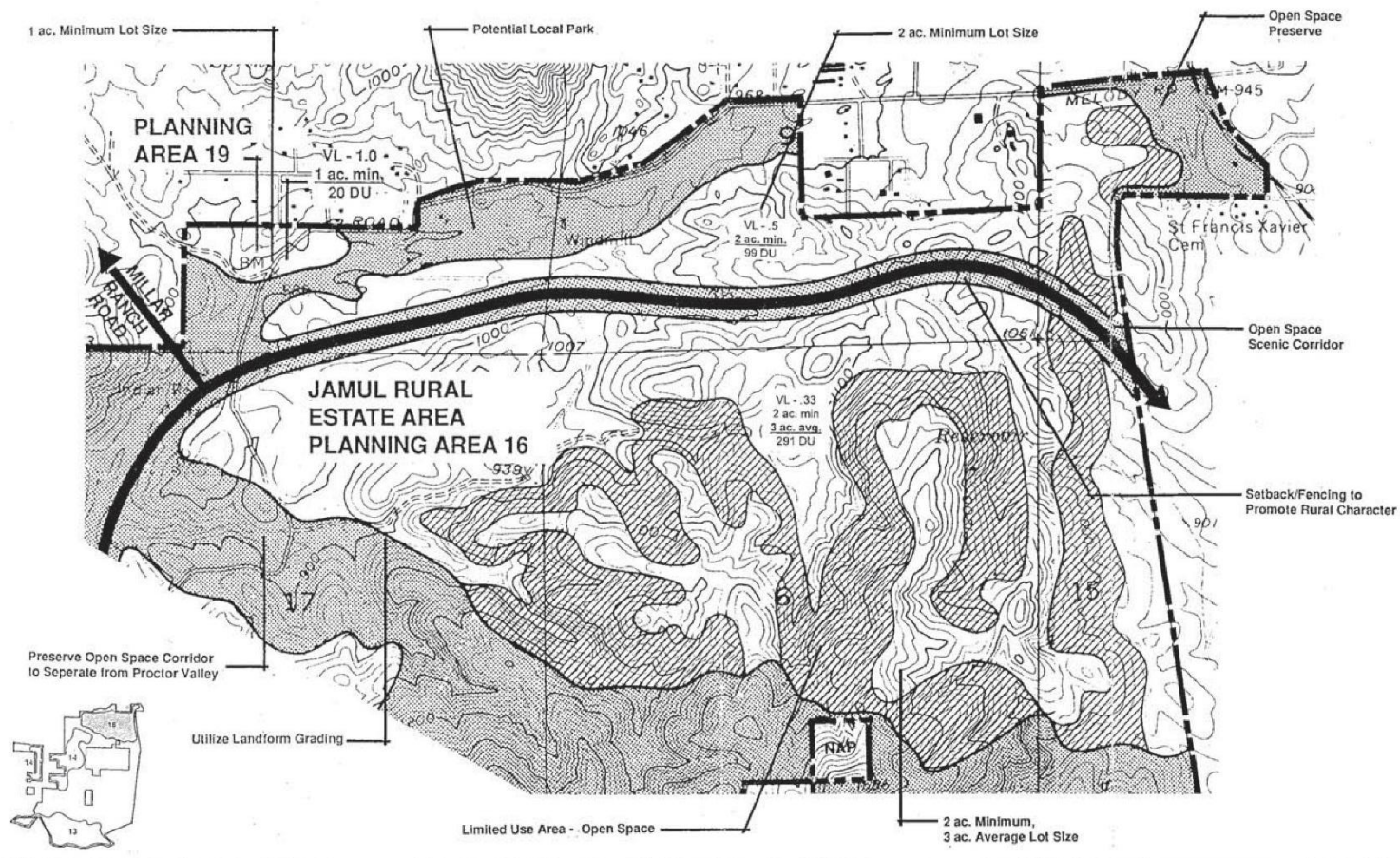


Exhibit 22 – Existing Planning Areas 16/19 Land Use Map

Not to scale (Otay Ranch GDP/SRP Exhibit 73)



Exhibit 23 – Proposed Planning Areas 16/19 Land Use Map

Not to scale

4. RESOURCE CONSERVATION RELATED AMENDMENTS

An RMP Preserve Boundary Adjustment and MSCP County Subarea Plan Preserve Boundary Adjustment are part of the Land Exchange Alternative.

a) Resource Management Plan Preserve Boundary Adjustment

The Phase I RMP was adopted by the County of San Diego and the City of Chula Vista in October 1993, concurrent with adoption of the Otay Ranch GDP/SRP. On March 6, 1996, the County adopted the Otay Ranch Preserve Owner/Manager (POM) JEPA between the County of San Diego and City of Chula Vista, the Preserve Financing Plan and the Open Space Conveyance Plan for SPA One. The City of Chula Vista adopted the Phase 2 RMP on June 4, 1996 in conjunction with adoption of the first SPA/Specific Plan, which included the Otay Ranch wide studies and SPA-specific listed above on Page 16.

The County of San Diego is preparing an updated Phase 2 RMP in cooperation with the City of Chula Vista which will reflect the Proposed Project. The updated Phase 2 RMP is anticipated to be approved by the County Board of Supervisors prior to consideration of the Proposed Project EIR. The Land Exchange Alternative requires an RMP Preserve boundary adjustment to reflect the Land Exchange Alternative's Development Footprint within Village 14 and preservation of the majority of Planning Areas 16/19.

Exhibit 24 depicts the Existing RMP Preserve Boundary and Exhibit 25 depicts the proposed RMP Preserve Boundary.

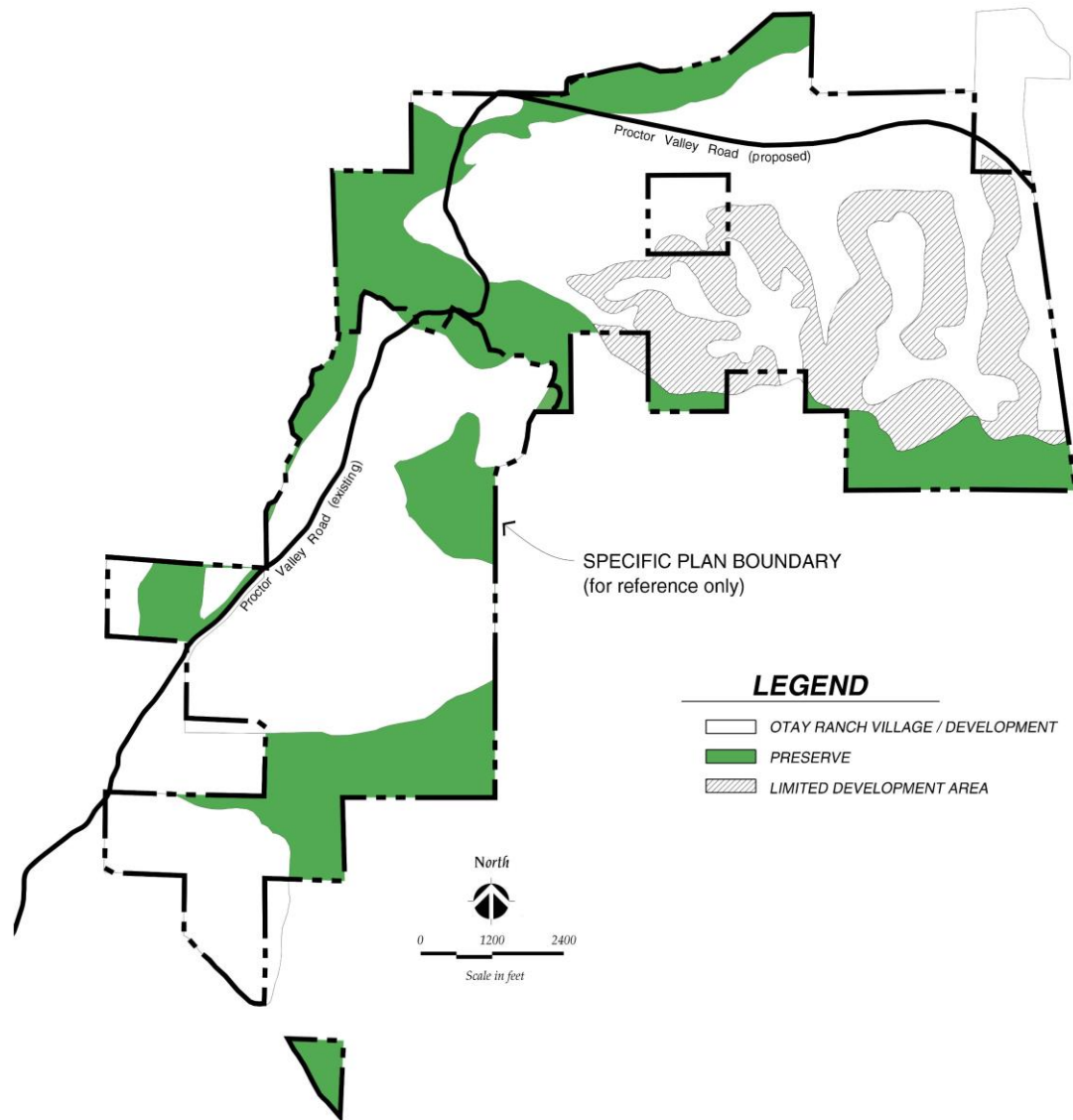


Exhibit 24 – Existing RMP Preserve Boundary

Not to scale

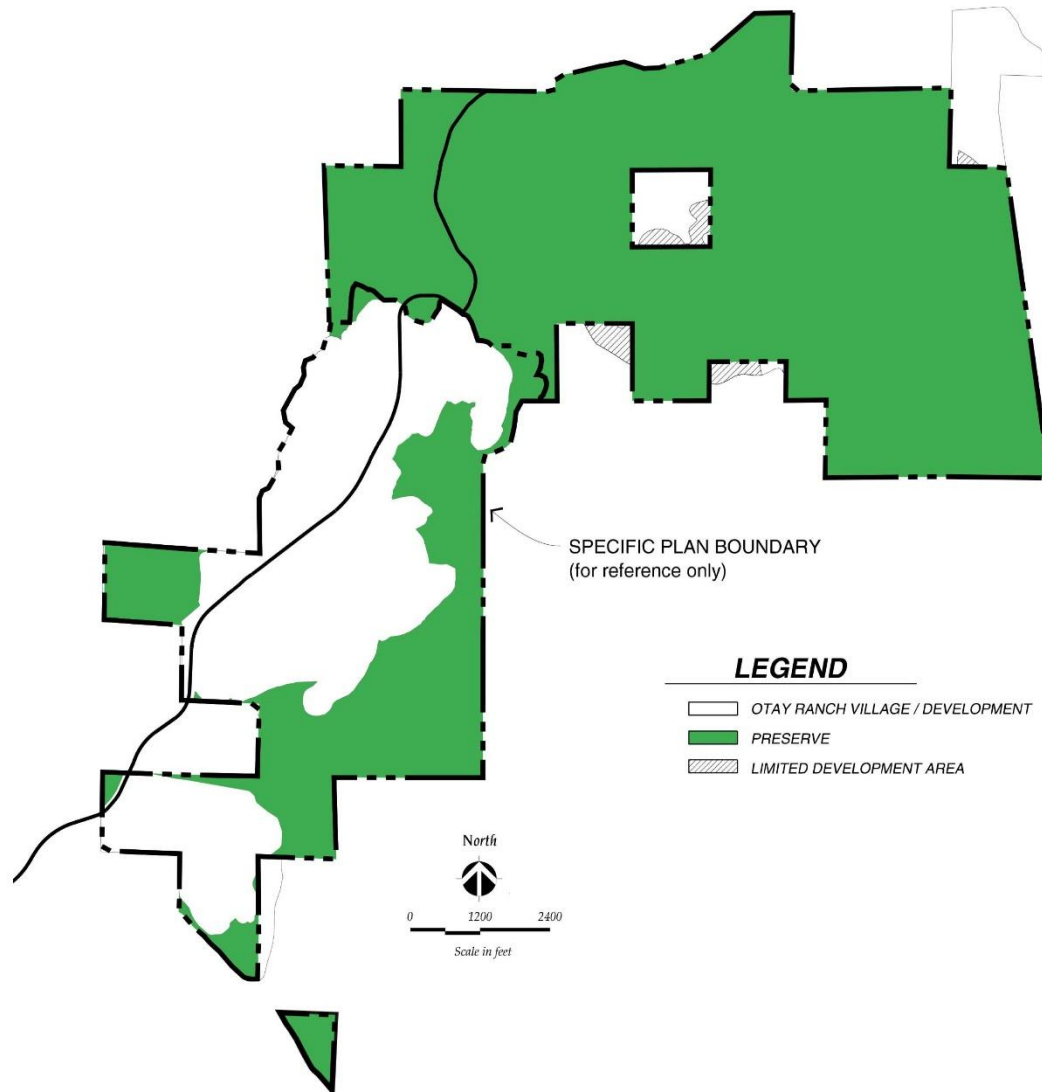
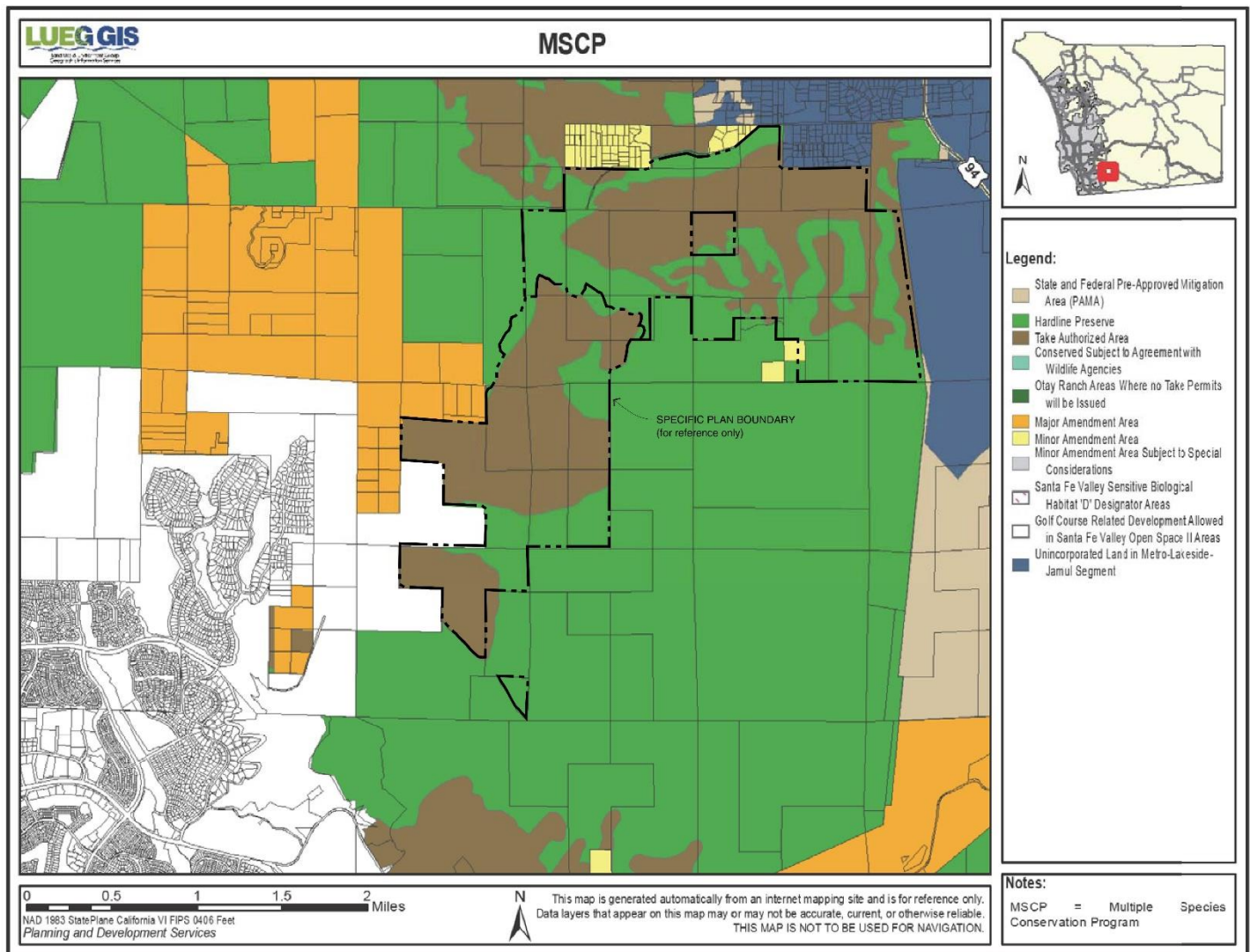


Exhibit 25 – Proposed RMP Preserve Boundary

Not to scale

a) County MSCP Subarea Plan Boundary Adjustment

The Land Exchange Alternative includes a MSCP County Subarea Plan – South County Segment Preserve Boundary Adjustment to accommodate the Land Exchange Alternative Specific Plan Development Footprint. Exhibit 26 depicts the Existing MSCP County Subarea Plan Preserve Boundary and Exhibit 27 depicts the proposed MSCP County Subarea Plan Preserve Boundary. The proposed amendment also reconciles the RMP Preserve boundaries and the MSCP boundaries as they related to Village 14 and Planning Areas 16/19.

**Exhibit 26 – Existing MSCP Preserve Boundary**

Not to scale

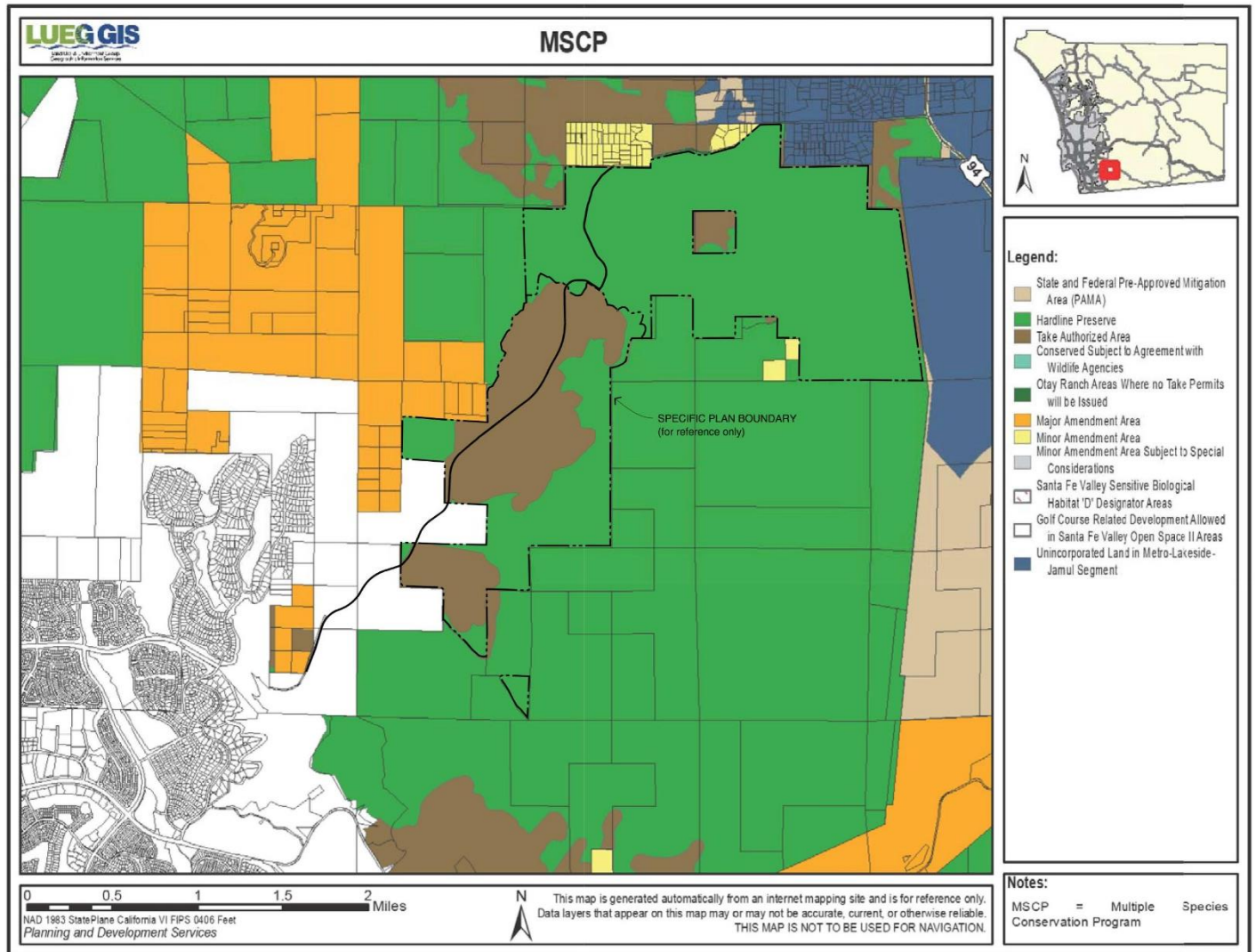


Exhibit 27 – Proposed MSCP Preserve Boundary

Not to scale

III. PLAN CONSISTENCY ANALYSIS

California Government Code Section 65454 requires Specific Plans to be consistent with the General Plan. This section evaluates the consistency of the Otay Ranch Village 14 and Planning Areas 16/19 – Land Exchange EIR Alternative Specific Plan with the goals, objectives and policies contained in the San Diego County General Plan, the Jamul/Dulzura Subregional Plan and the Otay Ranch GDP/SRP, also known as the County’s Otay Subregional Plan, Volume 2, that relate to development of the Land Exchange Alternative.

A. SAN DIEGO COUNTY GENERAL PLAN CONSISTENCY ANALYSIS

Pertinent elements, goals and policies of the County of San Diego General Plan followed by an evaluation of how the proposed Specific Plan amendments conform to the General Plan is provided below.

This GPAR Consistency Analysis focuses on proposed amendments to relevant General Plan policies (textual or mapping). Thus, by definition, the Land Exchange Alternative is inconsistent with the General Plan, prior to the revisions outlined above in Section II. However, upon adoption of the Proposed General Plan Amendments, the Land Exchange Alternative becomes consistent. County General Plan provisions for which amendments are not sought are addressed in the Village 14 and Planning Areas 16/19 – Land Exchange EIR Alternative Specific Plan. The following terms will be utilized in the analysis:

1. Otay Ranch Village 14 and Planning Areas 16/19 – Land Exchange EIR Alternative (Land Exchange Alternative)
2. Otay Ranch Village 14 and Planning Areas 16/19 – Land Exchange EIR Alternative Specific Plan (Specific Plan)
3. Otay Ranch Village 14 Design Plan (Village Design Plan)
4. Village 14 and Planning Areas 16/19 – Land Exchange EIR Alternative Specific Plan Boundary (Land Exchange Alternative)
5. Otay Ranch General Development Plan/Otay Subregional Plan, Volume II (Otay Ranch GDP/SRP)
6. MSCP County Subarea Plan, South County Segment (MSCP County Subarea Plan)
7. Otay Ranch Resource Management Plan (RMP)
8. Rancho Jamul Ecological Reserve¹²

For purposes of the County General Plan Consistency Analysis, it is important to understand the context of the Otay Ranch GDP/SRP adopted in 1993 in relation to the County General Plan and Jamul/Dulzura Subregional Plan, both adopted in 2011.

- Per the County General Plan: “As integral components of the County of San Diego General Plan, Community Plans have the same weight of law and authority in guiding their physical development.”
- Per the Jamul/Dulzura Subregional Plan: “On October 28, 1993, the Board of Supervisors adopted the Otay Ranch privately initiated Plan Amendment, GPA 92-04. The Otay Ranch project covers approximately 23,000 acres and is located in the Jamul/Dulzura Subregional Area and in the Otay Subregional Area. Due to the size and complexity of the Otay Ranch

¹² The Rancho Jamul Ecological Reserve is a component of the County MSCP multi-habitat preserve system in southwestern San Diego and is the State of California’s contribution to the County MSCP.

project, the policies governing the development of the Otay Ranch areas within the Jamul/Dulzura planning boundaries have been placed in Volume 2 of the Otay Subregional Plan Text. GPA 92-04 also amended the boundaries between the Jamul/Dulzura and Otay subregions by transferring approximately 1,180 acres from the Otay subregion to the southwestern area of the Jamul/Dulzura Planning Area, and by transferring approximately 4,000 acres in the Proctor Valley area from the Otay Subregion to the Jamul/Dulzura Subregion.

- Per the Jamul/Dulzura Subregional Plan Specific Planning Area Otay Ranch: “POLICY 15 - The development policies for the Otay Ranch project are contained in Volume 2 of the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the Jamul/Dulzura Plan text apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies contained in Volume 2 of the Otay Subregional Plan Text shall take precedence.”

Therefore, the guiding and overriding land use document for Otay Ranch that is embedded within the County’s General Plan is the Otay Ranch GDP/SRP and the consistency analysis below takes this into consideration.

GENERAL PLAN CONSISTENCY ANALYSIS – LAND USE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL LU-1	
Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories	
LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.	Consistent. The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model. The Land Exchange Alternative’s Regional Category Rural and Open Space Conservation. In the General Plan, Table LU-1 (Page 3-11) (Land Use Designations and Compatible Regional Categories) indicates Specific Plan Area compatibility with all Regional Categories. The General Plan states that Regional Categories allow many different land use types to be planned in a more unified, regional manner. As a result, they do not regulate allowed uses or intensities of individual development proposals. Where the Regional Categories represent a broad framework for the form and organization of development, the Land Use Designations are property-specific and identify the type and intensity of land uses that are allowed. Land use designations on the Land Use Map is Specific Plan Area which is compatible with the Rural and Open Space Conservation Regional Categories. The Land Exchange Alternative would amend the boundaries of the Regional Categories to implement the Land Exchange Agreement between the Applicant and the State of California.

GENERAL PLAN CONSISTENCY ANALYSIS – LAND USE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	<p>The Otay Ranch GDP/SRP approved a variety of density and land uses as outlined in Tables 5 and 7, including Low, Medium, Medium High, Mixed Use, Low-Medium Village, School and Parks in Village 14.</p>
<p>LU-1.2 Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries.</p>	<p>Consistent. The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model. Consistency was established by incorporating the Otay Ranch GDP/SRP into the County General Plan document. The Otay Ranch GDP/SRP “Land Use Plan provides for a balance of residential, employment and open space/recreation land uses sensitive to environmental condition, regional influences and adjacent communities.” (Otay Ranch GDP/SRP, Page 66). The Land Exchange Alternative is identified as Village 14 and Planning Areas 16/19 in the Otay Ranch GDP/SRP and includes areas suitable for development and a large portion of the 11,375-acre area designated as the Otay Ranch RMP Preserve. Since the Otay Ranch GDP/SRP was adopted in 1993, ownership within the Otay Ranch has been fragmented; however, the Land Use Plan has remained intact.</p> <p>The Land Exchange Alternative would amend the Land Use Plan to implement the Land Exchange Agreement between the Applicant and the State of California.</p> <p>The Land Exchange Alternative is within the Otay Water District service boundaries and has been planned for sewer service per the Otay Ranch GDP/SRP Facilities Implementation Plan.</p>
<p>LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.</p>	<p>Consistent. Village 14 is defined as a Specialty Village in the Otay Ranch GDP/SRP and serves as a Transitional Village between the more intense uses within Chula Vista (i.e. the Rolling Hills Ranch gross density is 2.0 dwelling units per acre) to the south and the rural communities within Jamul to the north. The Specific Plan establishes a land use pattern that includes a centrally located Village Core in Village 14 comprised of an elementary school site, the Village Green (neighborhood park) and the Mixed-Use Village Square with up to 15,000 sq. ft. of commercial/retail and 54 multi-family homes. The Village Core also includes a public safety site planned to accommodate a fire station and Sheriff’s storefront.</p> <p>The Community Pathway located along Proctor Valley Road connects the surrounding single-family homes to the Village 14 Core. An internal park-to-park loop (Specialty Trail) connects residential neighborhood to the public and private parks within Village 14.</p>

GENERAL PLAN CONSISTENCY ANALYSIS – LAND USE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	<p>The Land Exchange Alternative also includes approximately 1,748.8 acres designated RMP Preserve. Up to approximately 654.5 acres of RMP Preserve land within the Applicant's ownership will be convey to the POM, consistent with the Preserve Conveyance Obligation requirements.</p>
<p>LU-1.5 Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions, as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.</p>	<p><i>Consistent.</i> The County of San Diego and City of Chula Vista jointly processed and approved the Otay Ranch GDP/SRP in 1993. The Land Exchange Alternative is consistent with the adopted Otay Ranch GDP/SRP Land Use Plan, as amended to implement the Land Exchange Agreement between the Applicant and State. The Applicant is coordinating with the City of Chula Vista regarding the reclassification of Proctor Valley Road (approximately 1,200 linear feet) from a 4-Lane Major Road to a Class II Collector within the City of Chula Vista municipal boundaries.</p> <p>The County of San Diego and City of Chula Vista have entered into a Sewage Transportation Agreement that allows flows exclusively from the Otay Ranch in the County of San Diego, including the Land Exchange Alternative, to be conveyed through the Salt Creek Interceptor. Under this agreement, the Land Exchange Alternative will be required to annex into the San Diego County Sanitation District, but sewer flows from the Land Exchange Alternative will be conveyed to the San Diego Metro System via the Salt Creek Interceptor.</p>
<p>LU-1.7 Maximum Residential Densities. Determine the maximum number of dwelling units permitted within the boundaries of any subdivision or single lot based on the applicable land use designation(s). When the total number of dwelling units is less than one, this shall be interpreted as permitting one dwelling unit. When more than one dwelling unit is permitted, fractional dwelling units are rounded down to the nearest whole number of dwelling units.</p>	<p><i>Consistent.</i> The General Plan "Specific Plan Area" Land Use Designation refers to the applicable Specific Plan for density information. The Specific Plan establishes the maximum permitted number of dwelling units within the Land Exchange Alternative (See Table, 1, Village 14 and Planning Areas 16/19 Land Use Summary Table) and is also consistent with the Otay Ranch GDP/SRP land uses.</p>

GENERAL PLAN CONSISTENCY ANALYSIS – LAND USE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>LU-1.8 Density Allocation on Project Sites. Permit changes in density within a project site with parcels that have more than one land use designation to provide flexibility in project design only when approved by Major Use Permit or Specific Plan. The policy does not allow a project to receive more units than is established by the Land Use Maps nor to supersede Housing Element requirements related to achieving the County's Regional Housing Needs Allocation.</p>	<p><i>Consistent.</i> The Specific Plan, Chapter V. Implementation, includes provisions for shifting units from one planning area to another so long as the total authorized number of dwelling units is not exceeded.</p>
<p>LU-1.9 Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.</p>	<p><i>Consistent.</i> The Land Exchange Alternative has achieved the planned densities within Village 14 as shown on the Land Use Map, as well as the densities established in the Otay Ranch GDP/SRP.</p>
<p>GOAL LU-2</p>	
<p>Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character</p>	
<p>LU-2.1 Community Plans. Maintain updated Community Plans, as part of the General Plan, to guide development and to reflect the character and vision for each individual unincorporated community, consistent with the General Plan.</p>	<p><i>Consistent.</i> The Land Exchange Alternative is within the boundaries of the Jamul/Dulzura Subregional Plan (JDSP) and the Otay Ranch GDP/SRP. The JDSP was adopted August 3, 2011 and last amended December 14, 2016. The Land Exchange Alternative includes a rezone and County General Plan and Otay Ranch GDP/SRP Amendments to implement the land exchange between the Applicant and State.</p> <p>The vision for development within the Land Exchange Alternative Area is established in the Otay Ranch GDP/SRP. Village 14 is described a "Specialty Village" that also serves as a Transitional Village on the edge of South County's urban development within the City of Chula Vista.</p>

GENERAL PLAN CONSISTENCY ANALYSIS – LAND USE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	<p>The Land Exchange Alternative includes Otay Ranch GDP/SRP amendments to implement the Land Exchange Agreement between the Applicant and State and to reduce the width of Proctor Valley Road and realign it through Proctor Valley to minimize impacts to sensitive resources and maintain the rural character of the road. The Land Exchange Alternative also proposes to eliminate a portion of Proctor Valley Road within its ownership in Planning Area 16. Additional amendments generally clarify land use information within the Land Exchange Alternative.</p>
<p>LU-2.2 Relationship of the Community Plans to the General Plan. Community Plans are part of the General Plan. These plans focus on a particular region or community within the overall General Plan area. They are meant to refine the policies of the General Plan as they apply to a smaller geographic region and provide a forum for resolving local conflicts. As legally required by State law, Community Plans must be internally consistent with the General Plan goals and policies of which they are a part. They cannot undermine the policies of the General Plan. Community Plans are subject to adoption, review and amendment by the Board of Supervisors in the same manner as the General Plan.</p>	<p>Consistent. The Land Exchange Alternative is within the boundaries of the JDSP and Otay Ranch GDP/SRP. The JDSP identifies the Otay Ranch project as a “Specific Planning Area” within its boundary. Due to its size and complexity, the development policies for the Otay Ranch project are contained in Volume 2, of the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the JDSP apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies in the Otay Ranch GDP/SRP shall take precedence. Therefore, it is not necessary to amend the JDSP to implement the Land Exchange Alternative.</p> <p>The Land Exchange Alternative includes amendments to the Otay Ranch GDP/SRP and County General Plan to implement the Land Exchange Agreement between the Applicant and State and to realign and reclassify Proctor Valley Road and update the Village 14 and Planning Areas 16/19 descriptions, land use summary tables and land use maps, consistent with the Specific Plan.</p>
<p>LU-2.3 Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.</p>	<p>Consistent. The rural community of Jamul is proximate to the Land Exchange Alternative. Consistent with the General Plan Regional Land Use Category, the JDSP and the Otay Ranch GDP/SRP, Village 14 is a lower density community comprised primarily of single family residential land uses that provide a transition between the rural development patterns to the north and east in Jamul and the edge of South County’s urban development within the City of Chula Vista to the south and west.</p>

GENERAL PLAN CONSISTENCY ANALYSIS – LAND USE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>LU-2.4 Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.</p>	<p><i>Consistent.</i> The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model. Consistency was established by incorporating the Otay Ranch GDP/SRP into the County General Plan document. The Specific Plan includes a variety of residential and non-residential land uses arranged to meet the County General Plan Guiding Principles, which generally provide for the development of land uses, investment in infrastructure and public services, and conservation of natural resources that enable the County’s residents and businesses to enjoy a more sustainable environment, economy, well-being and health.</p> <p>The Land Exchange Alternative includes the development of a variety of single family lots, with an active lifestyle and wellness focus centered on an extensive connected series of public and private parks and trails network, with recreation facilities located within walking distance of all neighborhoods. The Land Exchange Alternative infrastructure includes the extension of Proctor Valley Road through the Land Exchange Alternative, connecting to existing improvements within the City of Chula Vista and the community of Jamul. Proctor Valley Road improvements include a series of five roundabouts, which serve as traffic calming measures by slowing traffic to 25 MPH through the roundabouts.</p> <p>In addition, the Land Exchange Alternative includes the preservation of over 1,748.8 acres of natural resources on-site. Up to approximately 654.5 acres of RMP Preserve land within the Applicant’s ownership will be conveyed to the POM, consistent with the Preserve Conveyance Obligation requirements. The topography and natural beauty of the Land Exchange Alternative combined with the tranquil scenic roadway traversing the valley provide an ideal setting for the architectural forms, materials and architectural styles found in the historic towns of Old California. The Old California design theme will be implemented throughout the Village Core and residential neighborhoods to create a cohesive community character and theme, consistent with the Land Exchange Alternative rural setting.</p> <p>The land uses are consistent with the Regional Category and Specific Plan Area Land Use designations in the General Plan. Village 14 includes a village core containing village-serving land uses and lower density single family residential land uses, providing a Transitional Village between the urban limits of Chula Vista and the residential rural land uses in the existing rural community of Jamul.</p>

GENERAL PLAN CONSISTENCY ANALYSIS – LAND USE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	See Jamul/Dulzura Subregional Plan and Otay Ranch GDP/SRP Consistency Analysis below.
LU-2-5 Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities.	<i>Consistent.</i> The Land Exchange Alternative perimeter is comprised of landscaped slopes creating a greenbelt edge surrounding the residential neighborhoods. In addition, the Land Exchange Alternative is located within the Otay Ranch, which includes an 11,375-acre RMP Preserve system.
LU-2.6 Development near Neighboring Jurisdictions. Require that new development in the proximity of neighboring jurisdictions retain the character of the unincorporated community and use buffers or other techniques where development in the neighboring jurisdiction is incompatible.	<i>Consistent.</i> The Otay Ranch GDP/SRP describes Village 14 as a Specialty Village that also serves as a Transitional Village on the edge of South County’s urban development within the City of Chula Vista.
LU-2-7 Commercial Viability. Ensure that new commercial centers maintain or enhance the viability of existing commercial areas.	<i>Consistent.</i> The Land Exchange Alternative includes a Mixed-Use Site with up to 15,000 sq. ft. of retail/commercial uses focused on meeting the needs of local residents. The closest existing commercial centers are located approximately three and five miles north/west of the Land Exchange Alternative within the Jamul Village and approximately five miles south of the Land Exchange Alternative within the City of Chula Vista (Rolling Hills Ranch and EastLake communities).
LU 2-8 Mitigation of Development Impacts. Require measure that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.	<i>Consistent.</i> The EIR includes measures to minimize significant impacts related to noise, vibration, dust, odor and aesthetics. EIR Section 4. analyzes the potential impacts of the Land Exchange Alternative. EIR Appendix 4.1 includes Noise and Air Quality Technical Reports for the Land Exchange Agreement. The applicable mitigation measures from those technical reports include M-N-1 through M-N-10, M-AQ-3, M-AQ4, M-AQ-8, M-AE-1 and M-AE-2. In addition, the mitigation measures related to aesthetics that apply to the Proposed Project would also apply to the Land Exchange Alternative.

GENERAL PLAN CONSISTENCY ANALYSIS – LAND USE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>LU-2.9 Maintaining Rural Character. Consider level of service criteria, in accordance with Policy M-2.1, to determine whether adding lanes to a Mobility Element road would adversely impact the rural character of a community or cause significant environmental impacts. In those instances, consider options to mitigate LOS where appropriate.</p>	<p><i>Consistent.</i> See Policy M-2.1. Proctor Valley Road is a Mobility Element roadway where adding lanes would adversely impact the rural character of the community and cause significant environmental impacts. Options to mitigate include the implementation of five roundabouts to limit the delays along the roadway and keep traffic constantly flowing, utilizing D.G. trails through natural areas instead of hardscaped pedestrian facilities such as sidewalks, and minimizing median widths where possible to limit the development footprint of the roadway. The Land Exchange Alternative includes an amendment to the County General Plan Mobility Element, Table M-4, Roadway Segments Where Adding Travel Lanes is Not Justified, as well as Appendix I – Rationale for Accepting Roadways with Level of Service E/F.</p>
GOAL LU-3	
<p>Diversity of Residential Neighborhoods. A land use plan that accommodates a range of building and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.</p>	
Policies	
<p>LU-3.1 Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.</p>	<p><i>Consistent.</i> The Land Exchange Alternative includes eight single family lot sizes within 16 neighborhoods, each of which is anticipated to accommodate at least three unique floor plans for a minimum of 24 single family plans. Lot sizes range from 4,250 to over 10,200 sq. ft. The Land Exchange Alternative also includes two age-restricted 55+ neighborhoods, a site planned for detached courtyard homes and a multi-family site, planned to accommodate attached townhomes.</p> <p>The Mixed-Use site is planned to accommodate 54 multi-family units in a mixed use/commercial setting, adding variety to residential building types and styles.</p> <p>The Specific Plan includes development regulations and design guidelines that accommodate various building types and styles.</p>
<p>LU-3.2 Mix of Housing Units in Large Projects. Require new large residential developments (generally greater than 200 dwelling units) to integrate a range of housing types and lot and building sizes.</p>	<p><i>Consistent.</i> The Land Exchange Alternative includes eight lot sizes, each of which is anticipated to accommodate at least three unique floor plans for a minimum of 24 single family plans. Lot sizes range from 4,250 sq. ft. to over 10,200 sq. ft. The Land Exchange Alternative also includes two age-restricted 55+ neighborhoods, a site planned for detached courtyard homes and a multi-family home site planned to accommodate attached townhomes.</p> <p>The Mixed-Use site is planned to accommodate 54 multi-family units, further adding to the diversity of the community.</p>

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<p>LU-3.3 Complete Neighborhoods. Require new development sufficiently large to establish a complete neighborhood (typically more than 1,000 dwelling units) to include a neighborhood center within easy walking distance of surrounding residences.</p>	<p>Consistent. The Land Exchange Alternative includes a Village Core located in the geographic center of the Land Exchange Alternative, within easy walking distance (1/2 to 1 mile) of residents. The Village Core includes an elementary school site, the Village Green (neighborhood park) and the Mixed Use - Village Square which includes 54 multi-family homes and up to 15,000 sq. ft. of commercial/retail and a private community facility. The Village Core also includes a site planned to accommodate detached courtyard homes, a multi-family neighborhood planned for attached townhomes and a public safety site planned to accommodate a fire station and Sheriff's storefront. Village 14 includes a pedestrian network that connects the residential neighborhoods to the Village Core via the park-to-park-loop (Specialty Trail) and the Community Pathway. Residential streets are designed to provide a pleasant pedestrian experience by providing walkways separated from the street by a landscape parkway. Bike lanes are planned along Proctor Valley Road providing an alternative mode of transportation between the residential neighborhoods and the Village Core.</p>
GOAL LU-5	
<p>Climate Change and Land Use. A land use plan and associated development techniques and patterns that reduce emissions of local greenhouse gases in accordance with state initiatives, while promoting public health.</p>	
Policies	
<p>LU-5.1 Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.</p>	<p>Consistent. The Land Exchange Alternative has a mix of land uses including a centrally-located elementary school and locally sited neighborhood parks, a public safety site, a Mixed-Use commercial/residential area and private community facility. These land uses are supported by an extensive network of bike lanes and the Community Pathway that connect these land uses and promote a range of alternative travel modes to reduce trips generated and emissions. The Specific Plan identifies the location of potential future transit stops within the Village 14 core area.</p>
<p>LU-5.2 Sustainable Planning and Design. Incorporate into new development sustainable planning and design.</p>	<p>Consistent. The Land Exchange Alternative has a mix of land uses including a centrally-located elementary school and locally sited neighborhood park, a public safety site, pocket parks, a Mixed-Use commercial/residential area and community facility. Trails, bike lanes and the Community Pathway connect these land uses and promote a variety of alternative travel modes to reduce trips generated and emissions. Village 14 includes a pedestrian network that connects residential neighborhoods to the Village Core via the park-to-park loop (CTMP Specialty Trail) and the Community Pathway. Residential streets are designed to provide a pedestrian experience by separating walkways from the street with a canopy tree-lined landscape parkway.</p>

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	<p>The Energy Conservation Plan provides that the Land Exchange Alternative would incorporate solar panels and other features on all single-family residences to achieve Net Zero Energy. All single-family homes constructed as part of the Land Exchange Alternative would be designed with pre-plumbing for solar water heaters and solar and/or wind renewable energy systems. In addition, all buildings would be designed to meet the California 2016 Title 24 Building Energy Efficiency Standards, or the Title 24 code in effect at the time of building permit issuance.</p> <p>Water conservation is maximized through the implementation of strategies and measures in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. Greywater systems (pursuant to CA Health and Safety Code Section 17922.12) and Rain Water Harvesting systems may also be utilized within the Land Exchange Alternative, if approved by the City of San Diego.</p> <p>The Land Exchange Alternative has been designed to incorporate passive solar design and building orientation principles to take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer, to the extent practicable or where feasible.</p> <p>The Land Exchange Alternative includes Project Design Features that require the installation of Level 2 electric vehicle (EV) charging station in the garages of 50% of the residential units. In addition, ten Level 2 EV charging stations are to be installed within parking lots in the Mixed-Use Site and public parks. All EV charging stations are subject to review and approval by the County.</p> <p>The Land Exchange Alternative includes parkways landscaped with canopy trees adjacent to all streets to minimize heat gain and reduce the urban heat island effect. In addition, Site-specific Site plans within the Village Core and multi-family neighborhoods will ensure sufficient landscaping in and around large parking lot areas to reduce heat gain.</p> <p>Private swim clubs will also be designed to include photovoltaic systems.</p>

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<p>LU-5.3 Rural Land Preservation. Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural Land Use Designations.</p>	<p><i>Consistent.</i> The General Plan Regional Designation for the Land Exchange Alternative is “Rural.” Consistent with this designation, the largest component of the Land Exchange Alternative is 1,748.8 acres of RMP Preserve land. Up to approximately 654.5 acres within the Applicant’s ownership will be conveyed to the POM consistent with Preserve Conveyance Obligation requirements.</p> <p>The Land Exchange Alternative includes an MSCP Boundary Adjustment, RMP Boundary Adjustment and associated Land Exchange which limits development to Village 14, while converting approximately 268.5 acres of development and limited development areas within Village 14 and Planning Areas 16/19 to RMP Preserve, representing a 30% reduction in the development footprint within the Land Exchange Alternative.</p>
<p>LU-5.5 Projects that Impede Non-Motorized Travel. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.</p>	<p><i>Consistent.</i> Street sections in the Land Exchange Alternative include landscaped parkways separating sidewalks from travel lanes to increase pedestrian safety. The Land Exchange Alternative provides multi-use pathways which connect the Land Exchange Alternative to off-site existing regional trails as well as the internal park-to-park loop (Specialty Trail) connecting single family neighborhoods to the Village Core along the Community Pathway. In addition, bike lanes are proposed along Proctor Valley Road would complete the link between the City of Chula Vista and the community of Jamul.</p>
GOAL LU-6	
<p>Development—Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.</p>	

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Policies	
<p>LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.</p>	<p><i>Consistent.</i> The Specific Plan implements the Otay Ranch RMP, which designates 11,375 acres of RMP Preserve within Otay Ranch. The largest component of open space within the Land Exchange Alternative is 1,748.8 acres of MSCP Preserve Land (403.9 acres within Village 14 and 1,344.9 acres within Planning Areas 16 and 19). Up to approximately 654.5 acres of RMP Preserve land within the Applicant's ownership will be conveyed to the POM, consistent with Preserve Conveyance Obligation requirements. With approval of the land exchange and associated MSCP and RMP Preserve boundary adjustments, the RMP Preserve would be increased by approximately 268.5 acres, which results in the preservation of on-site sensitive habitat and species. Open space corridors extend through the central and northern portions of the MSCP County Subarea Plan Preserve, the Rancho Jamul Ecological Reserve, the Chula Vista MSCP Subarea Preserve, the National Wildlife Refuge, and the City of San Diego "Cornerstone properties." These Preserve open space corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub. The proposed General Plan Amendment will result in improved RMP Preserve design, facilitate wildlife movement, significantly increase the overall size of the RMP Preserve system, reduce edge conditions and increase overall coastal sage scrub preservation.</p>
<p>LU-6.3 Conservation-Oriented Project Design. Support conservation-oriented project design. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character.</p>	<p><i>Consistent.</i> The Land Exchange Alternative is designated a Specific Plan Area in the County General Plan. A Specific Plan has been prepared for the Land Exchange Alternative. The land use plan contained within the Specific Plan was developed to achieve a conservation-oriented project, including 1,748.8 acres of RMP Preserve land. Up to approximately 654.5 acres of RMP Preserve land within the Applicant's ownership will be conveyed to the POM, consistent with the Preserve Conveyance Obligation requirements. The proposed General Plan Amendment will result in improved RMP Preserve design, by locating circulation/trails facilities so that wildlife movement would not be impeded, significantly increasing the overall size of the RMP Preserve, reducing edge conditions and increasing overall coastal sage scrub preservation.</p>

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<p>LU-6.4 Sustainable Subdivision Design. Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities.</p>	<p>Consistent. The Specific Plan Land Use Plan was developed to achieve a conservation-oriented project. With approval of the land exchange and associated MSCP and RMP Preserve boundary adjustments, the RMP Preserve would be increased by approximately 268.5 acres, which results in the preservation of on-site sensitive habitat and species. The Land Exchange Alternative includes 1,748.8 acres of RMP Preserve land. Up to approximately 654.5 acres of RMP Preserve land within the Applicant's ownership will be conveyed to the POM, consistent with the Preserve Conveyance Obligation. The Land Exchange Alternative meets the Sustainable Subdivision Design goal by limiting development to Village 14, while preserving over 278 acres authorized for development/limited development area in the Planning Areas 16/19 pursuant to the Otay Ranch GDP/SRP. In addition, water and energy conservation measures will be implemented throughout the Land Exchange Alternative by creating a pedestrian-friendly community centered around a Village Core containing village-serving land uses and connected to the residential neighborhoods via an integrated trail network. Further, public and private parks are distributed throughout the Land Exchange Alternative, providing active recreational opportunities within ½ mile of all homes.</p> <p>The Fire Protection Plan (FPP) establishes a 100' Fuel Modification Zone (FMZ) around the perimeter of the Land Exchange Alternative. Per the Otay Ranch RMP, the 100' Fuel Modification Zone is also proposed within portions of the 100' Preserve Edge which provides a buffer between development and the RMP Preserve.</p> <p>The FMZ must be planted per the Approved Plant List included in the FPP. The 100' FMZ is comprised of two 50' zones. Zone 1 is 50' measured from the property line outward and must be permanently irrigated. Zone 2, closest to the RMP Preserve, will not be irrigated.</p> <p>The Energy Conservation Plan provides that the Land Exchange Alternative would incorporate solar panels and other features on single-family residences to achieve Net Zero Energy. Single-family homes constructed as part of the Land Exchange Alternative would be designed with pre-plumbing for solar water heaters and solar and/or wind renewable energy systems. In addition, buildings would be designed to meet the California 2016 Title 24 Building Energy Efficiency Standards, or the Title 24 code in effect at the time of building permit issuance.</p>

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	<p>Water conservation within the Land Exchange Alternative is maximized through implementation of strategies and measures in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Land Exchange Alternative and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.</p> <p>The Land Exchange Alternative also includes a plant palette which is water-efficient to minimize irrigation needs along landscaped parkways and manufactured slopes.</p> <p>The Land Exchange Alternative has been designed to incorporate passive solar design and building orientation principles to take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer, to the extent practicable or where feasible.</p> <p>The Land Exchange Alternative include Project Design Features that require the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units. In addition, a total of 10 Level 2 EV charging stations are to be installed with the parking lots in the Mixed-Use Site and public parks. All EV charging stations are subject to review and approval by the County.</p> <p>The Parks, Recreation, Open Space, Preserve and Trails Plan includes 20.4 acres of public and private parks and recreation facilities, including four public parks, ranging in size from 2.5 acres to 4.2 acres. Private park facilities include three swim clubs, a senior activity center, a community center and private pocket parks distributed throughout single family neighborhoods. The Land Exchange Alternative includes a pedestrian network comprised of the Community Pathway along Proctor Valley Road that extends for approximately 4.5 miles between the existing EastLake Woods Community, through the Land Exchange Alternative to Jamul. The 3.0-mile internal park-to-park loop (CTMP Specialty Trail) network connects all the public and private parks.</p>

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<p>LU-6.5 Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.</p>	<p><i>Consistent.</i> The storm water facilities have been designed in accordance with the County's BMP/LID requirements for permanent site design, stormwater treatment, design of landscaped areas as bio-filters and hydromodification management. Drainage from paved areas, including streets, sidewalks, driveways and parking areas, is directed into biofiltration basins to remove trash, debris and pollutants prior to discharging into the downstream natural drainages.</p>
<p>LU-6.6 Integration of Natural Features into Project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.</p>	<p><i>Consistent.</i> The Land Exchange Alternative includes 1,748.8 acres of open space RMP Preserve. Up to approximately 654.5 acres of RMP Preserve land within the Applicant's ownership will be conveyed to the POM, consistent with Otay Ranch RMP Conveyance requirements. This RMP Preserve land contains high-quality natural habitats, including vernal pools and coastal sage scrub. The Specific Plan Site Utilization Plan achieves a conservation-oriented project by limiting development to Village 14 and converting land authorized for Development/Limited Development Area within Planning Areas 16/19 to RMP Preserve. By preserving Planning Areas 16/19, natural resources and landforms are preserved in perpetuity as part of the RMP Preserve and, with the exception of Proctor Valley Road improvements, impacts associated with development within Planning Areas 16/19 are avoided.</p> <p>The Land Exchange Alternative limits development to Village 14 and converts 268.5 acres of development and limited development areas within Village 14 and Planning Areas 16/19 to RMP Preserve, representing a 30% reduction in the development footprint with the Land Exchange Alternative. This reduced development footprint results in a reduction of approximately 13.3 miles of edge effects along the RMP Preserve.</p> <p>The Land Exchange Alternative enhances the natural quality of Proctor Valley Road by implementing a narrowed (two-lane) roadway through the Land Exchange Alternative. The southern road segment has been realigned to avoid impacts to sensitive resources (vernal pools). In addition, the two-lane modified Light Collector continues in the northern most segment within the existing alignment of Proctor Valley Road, eliminating the need to pioneer a new 4-Lane Major Road through the RMP Preserve to SR-94 as approved in the Otay Ranch GDP/SRP.</p>

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<p>LU-6.7 Open Space Network. Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities.</p>	<p><i>Consistent.</i> The Specific Plan implements the approved Otay Ranch Phase 1 RMP, which designates 11,375 acres of RMP Preserve within Otay Ranch. The largest component of open space in the Land Exchange Alternative is 1,748.8 acres of RMP Preserve land, as implemented through MSCP/RMP Boundary Adjustments and the land exchange. Up to approximately 654.5 acres of RMP Preserve lands within the Applicant's ownership will be conveyed to the POM, consistent with Preserve Conveyance Obligation requirements.</p> <p>Open space corridors extend through and to the north of the Land Exchange Alternative to establish valuable habitat connections between the County MSCP Subarea Preserve, the Rancho Jamul Ecological Reserve, the Chula Vista MSCP Subarea Preserve, the National Wildlife Refuge, and the City of San Diego "Cornerstone properties." These open space preserve corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub. The proposed General Plan Amendment will result in improved Preserve design, facilitate wildlife movement, significantly increase the overall size of the RMP Preserve, reduce edge conditions and increase overall coastal sage scrub preservation.</p> <p>A connection to the Otay Valley Regional Park is provided through the planned Community Pathway located along the full length of Proctor Valley Road and connecting to the City of Chula Vista regional trail system.</p>
<p>LU-6.8 Oversight of Open Space. Require that open space associated with future development that is intended to be preserved in perpetuity either be:</p> <ol style="list-style-type: none"> 1. Retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or 2. Transferred into public ownership of an agency that manages preserved open space. 	<p><i>Consistent.</i> The Land Exchange Alternative implements the Otay Ranch Phase 1 RMP, which designates 11,375 acres of Preserve within Otay Ranch. The largest component of open space in the Land Exchange Alternative is 1,748.8 acres of RMP Preserve land. Up to approximately 654.5 acres of RMP Preserve within the Applicant's ownership will be conveyed to the POM, consistent with Preserve Conveyance Obligation requirements.</p> <p>In 1996, the County adopted the Otay Ranch Preserve Owner/Manager JEPA between the City of Chula Vista and County of San Diego, the Preserve Conveyance Plan and the Preserve Finance Plan which established a conveyance plan requiring that for every developable acre, 1.188 acres of preserve land must be conveyed to the Otay Ranch POM, concurrent with final map approval. As such, RMP Preserve land is dedicated into public ownership at no cost.</p>

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<p>The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future maintenance and management of the property should be established to the satisfaction of the County.</p>	<p>Consistent. The POM is responsible for monitoring, management, and maintenance of the Otay Ranch Preserve. To date, all Otay Ranch development has occurred within the City of Chula Vista. POM activities have been fully funded by a Community Facilities District (CFD No. 97-2) formed within the City of Chula Vista, the only such fully-funded and managed regional preserve within the MSCP system. A similar CFD funding mechanism will be formed by the County for the Land Exchange Alternative. The State-owned land within Village 14 and Planning Areas 16/19 is managed by the Rancho Jamul Ecological Reserve, which is part of the MSCP per the County MSCP Subarea Plan Implementing Agreement.</p>
<p>LU-6.9 Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.</p>	<p>Consistent with General Plan Amendment. The Land Exchange Alternative also includes an amendment to the Otay Ranch GDP/SRP, MSCP and RMP boundary adjustments and associated land exchange which converts approximately 142.3 acres of land designated for development in Village 14 and 169.8 acres of land designated as development and Limited Development Area within Planning Areas 16/19 to RMP Preserve and converts 43.6 acres of RMP Preserve in Village 14 to development, while limiting development to Central and South Village 14. These actions will significantly enlarge a “core” biological area by providing large blocks of interconnected open space and maximizing connectivity to off-site open space and RMP Preserve areas. The proposed General Plan Amendment will result in improved RMP Preserve design, facilitate wildlife movement, significantly increase the overall size of the RMP Preserve, reduce edge conditions and increase overall Coastal Sage Scrub preservation.</p>
<p>LU-6.10 Protection from Hazards. Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.</p>	<p>Consistent. A Phase 1 Environmental Site Assessment was prepared for the Land Exchange Alternative which did not identify natural hazards risks within the Land Exchange Alternative.</p>

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	<p>A Geotechnical review of the Preliminary Tentative Map and Grading Plan identifies potential natural and man-made hazards related to site development, assesses the relative risk of such hazards and provides mitigation recommendations, as necessary. Based on the conclusions presented in the Geotechnical Review of the Preliminary Tentative Map and Grading Plan, no hazards have been identified within the Land Exchange Alternative whose risk cannot be mitigated to less than significant. The Land Exchange Alternative is located and designed to protect property and residents from the risks of natural and man-made hazards.</p>
GOAL LU-9	
<p>Distinct Villages and Community Cores. Well-defined, well-planned, and well –developed community cores, such as Villages and Town Centers, that contribute to a community’s identity and character</p>	
Policies	
<p>LU-9.1 Village and Community Core Planning. Encourage the delineation of and development of more detailed direction for the character, design, uses, densities, and amenities of Village area, Town Centers, and other community cores in Community Plans to assist in the future planning of residences, infrastructure, businesses, and civic uses</p>	<p>Consistent. The Land Exchange Alternative includes a Village Core located in the geographic center of Village 14, within easy walking distance of the majority of residents (within ½ to 1 miles of residential neighborhoods). The Village Core includes an elementary school site, the Village Green (neighborhood park) and the mixed-use Village Square with 54 multi-family homes and up to 15,000 sq. ft. of commercial/retail and a community facility. The Village Core also includes a residential site planned for detached courtyard homes, a multi-family neighborhood for townhomes and a public safety site planned to accommodate a fire station and Sheriff’s storefront.</p> <p>The Village 14 Design Plan (Specific Plan, Appendix 5) establishes an “Old California” theme for Village 14 through site and land uses, character, pedestrian orientation, grading and landscaped design, park design and entryway and identity design. The Design Plan also presents the architectural theme for Village 14 implemented through a variety of architectural styles influenced by the Old California theme. Per the Design Plan, the strongest architectural theme will be implemented within the Village Core Multi-Use site, fire station and public and private park facilities.</p>
<p>LU-9.2 Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [See applicable community plan for possible relevant policies.]</p>	<p>Consistent. The Land Exchange Alternative is described as a Specialty Village in the Otay Ranch GDP/SRP that also serves as a transitional area between the more intense development patterns within the City of Chula Vista and the rural community of Jamul. The Land Exchange Alternative is designed around an “Old California Theme,” reflective of Land Use Alternative’s location in a natural setting.</p>

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	<p>The Village Core would be located. in the portion of the Land Exchange Alternative more suitable to higher density residential land uses due to its gently sloping topography, along Proctor Valley Road. Densities generally decrease, and lot sizes increase as development moves away from the Village Core.</p> <p>Traditional single-family lots range between 4,250 sf and 10,2000 sf, with the largest lots located along the perimeter, where the topography includes steeper slopes. Steep slopes are preserved within RMP Preserve areas through preservation of the majority of Planning Areas 16/19 and within the 403.9 acres of RMP Preserve within Village 14.</p>
<p>LU-9.3 Village and Community Core Guidelines and Regulations. Support the development and implementation of design guidelines, Village-specific regulations for roads, parking, and noise, and other planning and regulatory mechanisms that recognize the unique operations and character of Villages, Town Centers, and transportation nodes. Ensure that new development be compatible with the overall scale and character of established neighborhoods.</p>	<p>Consistent. The Specific Plan includes Development Regulations which establish Zoning Districts within the Land Exchange Alternative. The Development Regulations govern density, zoning, permitted uses, setbacks, signage and parking. The Village 14 Design Plan guides development of residential, mixed use, roadways, parking and lighting. The “D” Designator is a zoning tool in the County that will be applied to the Land Exchange Alternative to ensure that the design of proposed land uses are consistent with the Village 14 Design Plan. Development patterns planned within the Land Exchange Alternative are similar to densities, neighborhood amenities, the circulation network and pedestrian connectivity within the established neighborhoods of EastLake, Rolling Hills Ranch and Otay Ranch within the City of Chula Vista and Jamul.</p>
<p>LU-9.5 Villages Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.</p>	<p>Consistent. The Land Exchange Alternative provides a balance of land uses, including single family neighborhoods containing eight lot sizes. The Village Core is comprised of an elementary school, Village Green (public park) and Mixed-Use Village Square with up to 15,000 sq. ft. of commercial/retail and a community facility. Residential land uses within the Village Core include a site planned to accommodate detached courtyard homes, a multi-family neighborhood planned for townhomes and the residential component of the mixed use/community facility site. The Land Exchange Alternative also includes two age-restricted 55+ neighborhoods within walking distance of the Village Core. This mix of land uses provides residents with places to live, work and shop.</p>
GOAL LU-10	
<p>Function of Semi-Rural and Rural Lands. Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.</p>	

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Policies	
<p>LU-10.1 Residential Connectivity. Require residential development in Semi-Rural areas to be integrated with existing neighborhoods by providing connected and continuous street, pathway/trail, and recreational open space networks.</p>	<p><i>Consistent.</i> The Otay Ranch GDP/SRP was jointly planned by the City of Chula Vista and the County to integrate project design and compatibility with adjacent existing and planned communities. The development pattern within Village 14 is consistent and compatible with existing single-family neighborhoods to the west, including the Rolling Hills Ranch and EastLake Woods neighborhoods within the City of Chula Vista. These communities are integrated along the circulation system through the City of Chula Vista which provides primary access to the Land Exchange Alternative via Proctor Valley Road. Development within adjacent City of Chula Vista neighborhoods includes the preservation of large, connected Preserve areas as prescribed in the City of Chula MSCP Subarea Plan, providing connectivity with the RMP Preserve areas surrounding and within the Land Exchange Alternative. The regional trail network connects the surrounding areas along the Proctor Valley Road Community Pathway, as well as along existing and planned trails traversing RMP Preserve areas.</p> <p>The Land Exchange Alternative includes the extension of Proctor Valley Road from the limits of the existing improvements at Agua Vista Road/Northwoods Road through the Land Exchange Alternative and north to Jamul. A Community Pathway along Proctor Valley Road connects to the existing regional trail network serving development within the City of Chula Vista to the west.</p>
<p>LU-10.2 Development—Environmental Resource Relationship. Require development in Semi- Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.</p>	<p><i>Consistent.</i> The largest component of open space in the Land Exchange Alternative is 1,748.8 acres of RMP Preserve land. Up to approximately 654.5 acres of RMP Preserve land within the Applicant's ownership will conveyed to the POW, consistent with Preserve Conveyance Obligation requirements. The RMP Preserve lands to be conveyed are consistent with the County RMP Subarea Plan, as implemented through accompanying boundary adjustments and the land exchange.</p> <p>Open space corridors extend through and to the north of the Land Exchange Alternative to establish valuable habitat connections between the MSCP County Subarea Plan Preserve, the Rancho Jamul Ecological Reserve, the Chula Vista MSCP Subarea Plan Preserve, the National Wildlife Refuge, and the City of San Diego MSCP Cornerstone properties. These open space corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub.</p>
GOAL LU-12	
<p>Infrastructure and Services Supporting Development. Adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development.</p>	

GENERAL PLAN CONSISTENCY ANALYSIS – LAND USE ELEMENT

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Policies	
<p>LU-12.1 Concurrency of Infrastructure and Services with Development. Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.</p>	<p><i>Consistent.</i> The Land Exchange Alternative includes the Public Facilities Finance Plan which identifies public facilities and services thresholds and triggers for provision of those facilities and services. Each phase of development is independently analyzed such that any area may be developed and have services and facilities constructed without relying upon another phase. Village 14-wide thresholds apply to larger facilities such as the public safety site, elementary school and public parks.</p>
<p>LU-12.2 Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better.</p>	<p><i>Consistent.</i> The Land Exchange Alternative includes the Public Facilities Finance Plan which identifies public facilities and services thresholds and triggers for provision of those facilities and services. Consistent with the County General Plan Mobility Element, Proctor Valley Road is planned as a Two-Lane Light Collector (2.2E) through the Land Exchange Alternative. However, the Land Exchange Alternative proposes to implement Proctor Valley Road as a 2.2A, 2.2E and 2.2F Light Collector throughout different sections of the Land Exchange Alternative. The Land Exchange Alternative includes an Otay Ranch GDP/SRP amendment to reclassify Proctor Valley Road from a 4-Lane Major Road to a 2-Lane Light Collector through the Land Exchange Alternative.</p> <p>The Land Exchange Alternative includes an amendment to the County General Plan Mobility Element, Table M-4, Road Segments Where Adding Travel Lanes is Not Justified, as well as Appendix I – Rationale for Accepting Roadways with Level of Service E/F. Proctor Valley Road is projected to operate at LOS E under Year 2025 Cumulative conditions between the City of Chula Vista municipal boundary and Project Driveway #4.</p> <p>The Highway Capacity Software (HCS) 2000 arterial analysis shows that the average travel speed would be consistent with LOS D conditions when constructed to the ultimate classification as a 2.2A facility.</p> <p>Due to the minimal interruptions along Proctor Valley Road, and with more than one mile between Northwood Drive (within the City of Chula Vista) and the entrance to South Village 14 (Project Driveway #1), the HCS arterial analysis determined that the average travel speed would be LOS D when constructed to its ultimate 2.2A classification.</p>

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	<p>In addition, traffic control along Proctor Valley Road would include five roundabouts with implementation of the Land Exchange Alternative which enhance traffic flow. Based on national-level research, it has been well documented that 2 lanes of travel with a roundabout has a capacity of up to 25,000 ADTs, which exceeds projected 15,900 ADTs for Proctor Valley Road. Based on the supplemental analysis in the Traffic Impact Analysis (EIR Appendix 4.1.9), the cumulative impact at the three segments of Proctor Valley Road, between the City of Chula Vista boundary and Project Driveway #3, is expected to be reduced to less than significant with construction of the segments to a 2.2A facility. However, based on the results of the volume to capacity analysis, this impact is conservatively considered significant and unavoidable.</p>
<p>LU-12.3 Infrastructure and Services Compatibility. Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. Encourage the collocation of infrastructure facilities, where appropriate.</p>	<p>Consistent. Project-related public facilities and services have been planned to minimize impacts to sensitive resources to the greatest extent practicable, including implementation of the following measures:</p> <ul style="list-style-type: none"> • The Land Exchange Alternative will reduce the classification of Proctor Valley Road from a 4-Lane Major Road to a Two-Lane Collector in the Otay Ranch GDP/SRP. • The Land Exchange Alternative will realign Proctor Valley Road from its current Otay Ranch GDP/SRP alignment which routes the roadway through Planning Area 16 to connect with SR-94, to the current County Mobility Element alignment which avoids sensitive natural resources within the RMP Preserve. • Sidewalks have minimized in natural areas and D.G. pathways and walkways are provided for pedestrian travel. • Public infrastructure, including dry utilities, drainage, sewer, potable water facilities and construction of culverts to accommodate project runoff from the Land Exchange Alternative will be co-located within the roadway right-of-way to avoid additional impacts. • The “Final Salt Creek Basin Gravity Sewer Analysis” prepared by Dexter Wilson Engineering, Inc. dated November 8, 1994, included sewer service for the County’s unincorporated Villages and Planning Areas, including the Land Exchange Alternative in the analysis. • Proctor Valley Road has been designed to accommodate drainage from the roadway.

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	<ul style="list-style-type: none"> The OWD water reservoir is an allowed facility in the RMP Preserve, however this facility has been located within the Development Area, outside of the RMP Preserve. The public safety site is anticipated accommodate both a fire station and Sheriff's storefront. In addition to the on-site fire station, fire and medical emergencies are likely to include mutual aid response from neighboring communities (Jamul and Chula Vista), as needed and available. Further, wildfire emergencies would include mutual aid from regional fire agencies and beyond, including the full weight response of CAL FIRE.
<p>LU-12.4 Planning for Compatibility. Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts; for Mobility Element roads identified in Table M-4, an LOS D or better may not be achieved.</p>	<p>Consistent. Public facilities and services are planned outside the RMP Preserve with the exception of a portion of a proposed new water reservoir access road, portions of Proctor Valley Road, an optional Primitive Trail and drainage facilities which are within the RMP Preserve and are sited consistent with RMP siting criteria.</p> <p>To minimize impacts related to the construction of public infrastructure, the Land Exchange Alternative includes an amendment to the Otay Ranch GDP/SRP to implement a realignment of northern Proctor Valley Road and to reclassify Proctor Valley Road from a 4 Lane Major Road to a 2-Lane Light Collector. However, the Proctor Valley Road classification and alignment are consistent with the County General Plan Mobility Element. By implementing the narrowed Proctor Valley Road street section and implementing the realignment, impacts to both the MSCP County Subarea Plan and City of San Diego MSCP Cornerstone lands are minimized.</p>
GOAL LU-13	
<p>Adequate Water Quality, Supply, and Protection. A balanced and regionally integrated water management approach to ensure the long-term viability of San Diego County's water quality and supply.</p>	
Policies	
<p>LU-13.1 Adequacy of Water Supply. Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.</p>	<p>Consistent. The Otay Water District (OWD) prepared and approved a Water Supply and Assessment Verification (WSAV) Report dated January 3, 2018 for the Proposed Project.</p> <p>OWD has not considered a similar WSAV for the Land Exchange Alternative. Nonetheless, while the Land Exchange Alternative would result in additional demand for water supply compared to the Proposed Project, OWD has already analyzed the potential impacts of this additional demand in its Program EIR dated August 2016 accompanying its 2015 Water Facilities Master Plan Update. The Program EIR assumed cumulative development of Otay Ranch Village 14 and Planning Area 16/19 at unit counts consistent with</p>

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	<p>the existing GDP/SRP, which would accommodate the 1,530 units included in the Land Exchange Alternative. In fact, the Land Exchange Alternative would include a General Plan Amendment and Otay Ranch GDP/SRP Amendment to reduce the number of units in Village 14 and Planning Areas 16/19 from 2,123 to 1,626, a reduction of approximately 497 homes. In short, the Land Exchange Alternative would be consistent with, and could result in less water usage, than the projects assumed for the Project Area in the Program EIR for OWD's Water Facilities Master Plan Update.</p> <p>Water conservation is maximized through the implementation of the strategies and measures in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Land Exchange Alternative and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.</p> <p>The Land Exchange Alternative also includes an Approved Plant List that identifies a plant palette which is water-efficient to minimize irrigation needs along landscaped parkways and manufactured slopes.</p>
LU-13.2 Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.	Consistent. The Otay Water District prepared a WSAV Report which states the district anticipates sufficient water supply in normal, single dry and multiple dry years to serve the project.
GOAL LU-14	
Adequate Wastewater Facilities. Adequate wastewater disposal that addresses potential hazards to human health and the environment.	
Policies	
LU-14.2 Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.	Consistent. Sewer service will be provided to the Land Exchange Alternative via the Salt Creek Interceptor, which is owned and operated by the City of Chula Vista and has been planned since 1994 to accommodate flows from Otay Ranch villages and planning areas within the unincorporated County. The County of San Diego and City of Chula Vista have entered into a Sewage Transportation Agreement that allows flows exclusively from the Otay Ranch in the County of San Diego, including the Land Exchange Alternative, to be conveyed through the Salt Creek Interceptor. Under this agreement, the Land Exchange Alternative will be required to annex into the San Diego County Sanitation District, and sewer flows from the Land Exchange

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	Alternative will be conveyed to the San Diego Metro System via the Salt Creek Interceptor.

GENERAL PLAN CONSISTENCY ANALYSIS – MOBILITY ELEMENT

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GOAL M-2	
Responding to Physical Constraints and Preservation Goals. A road network that provides adequate capacity to reasonably accommodate both planned land uses and regional traffic patterns, while supporting other General Plan goals such as providing environmental protections and enhancing community character.	
Policies	
<p>M-2.1 Level of Service Criteria. Require development projects to provide associated road improvements necessary to achieve a level of service of “D” or higher on all Mobility Element roads except for those where a failing level of service has been accepted by the County pursuant to the criteria specifically identified in the accompanying text box (Criteria for Accepting a Road Classification with Level of Service E/F). When development is proposed on roads where a failing level of service has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road improvement program, consistent with the Mobility Element road network.</p>	<p>Consistent. The Land Exchange Alternative includes construction of Proctor Valley Road, a County Mobility Element Road. The Land Exchange Alternative includes an amendment to the County General Plan Mobility Element, Table M-4, Road Segments Where Adding Travel Lanes is Not Justified, as well as Appendix I – Rationale for Accepting Roadways with Level of Services E/F. Proctor Valley Road is projected to operate at LOS E under Year 2025 Cumulative conditions between the City of Chula Vista municipal boundary and Project Driveway #4.</p> <p>The Highway Capacity Software (HCS) 2000 arterial analysis was run for Proctor Valley Road and shows that the average travel speed would be consistent with LOS D conditions when constructed to its ultimate classification as a 2.2A facility. This analysis is relevant because it demonstrates that the roadway will operate at an acceptable level of service during worst case or peak times. This is a more detailed analysis than a roadway segment analysis; therefore, it provides a better indication of true roadway operations.</p> <p>In addition, traffic control along Proctor Valley Road would include five roundabouts which enhance traffic flow. See Analysis of Criteria for Accepting a Roadway Classification with Level of Service E/F provided above in Section II.B.1.b.</p> <p>The Applicant will pay the appropriate Transportation Impact Fee (TIF)</p>
<p>M-2.2 Access to Mobility Element Designated Roads. Minimize direct access points to Mobility Element roads from driveways and other non-through</p>	<p>Consistent. The Land Exchange Alternative includes eight community access points along Proctor Valley Road. Five entries are controlled</p>

<p>roads to maintain the capacity and improve traffic operations.</p>	<p>by roundabouts, which are traffic calming elements. The separation between the nearest off-site intersection and the Land Exchange Alternative entries meets the County road standards for the build out classification of Proctor Valley Road while also providing the necessary fire access. The first Project Driveway in South Village 14 is approximately one mile from the City of Chula Vista boundary.</p>
<p>M-2.3 Environmentally Sensitive Road Design. Locate and design public and private roads to minimize impacts to significant biological and other environmental and visual resources. Avoid road alignments through floodplains to minimize impacts on floodplain habitats and limit the need for constructing flood control measures. Design new roads to maintain wildlife movement and retrofit existing roads for that purpose. Utilize fencing to reduce road kill and to direct animals to under crossings.</p>	<p>Consistent. The Land Exchange Alternative includes an amendment to the Otay Ranch GDP/SRP, to implement a realignment of Proctor Valley Road to minimize impacts to significant biological resources (vernal pools). The Land Exchange Alternative also includes an Otay Ranch GDP/SRP amendment to reclassify Proctor Valley Road from a 4-Lane Major Road to 2-Lane Light Collector to minimize impacts to both the MSCP County Subarea Plan and City of San Diego MSCP Cornerstone lands.</p> <p>The Land Exchange Alternative circulation network has been designed to minimize grading impacts through the Land Exchange Alternative and when crossing environmentally sensitive areas. Wildlife culverts [crossings] are provided in two locations to facilitate movement or animal species present or expected to occur within the Land Exchange Alternative. The Land Exchange Alternative circulation network has also been designed in accordance with the County General Plan guiding principles calling for consolidated development footprints and protection of natural resources. Where Land Exchange Alternative roads cross wildlife corridors, the roads have been designed to follow the natural contour of the landscape to minimize the grading impacts of the road as it crosses the corridor.</p>
<p>M-2.4 Roadway Noise Buffers. Incorporate buffers or other noise reduction measures consistent with standards established in the Noise Element into the siting and design of roads located next to sensitive noise-receptors to minimize adverse impacts from traffic noise. Consider reduction measures such as alternative road design, reduced speeds, alternative paving, and setbacks or buffers, prior to berms and walls.</p>	<p>Consistent. The nearest existing noise sensitive land uses (NSLUs) to the Land Exchange Alternative are single-family residences in the Bella Lago community, located approximately 3,100 feet to the west, and single-family residences near the southwest boundary of Jamul, located approximately 3,700 feet to the north. Intervening terrain or structures would reduce noise levels” at the nearest existing NSLUs. There are existing single-family homes approximately 140 feet from the proposed Proctor Valley Road (northern segment) improvements and associated construction. The EIR includes Mitigation Measures M-N-4 through M-N-9 which would</p>

	<p>reduce potential noise impacts to less than significant.</p> <p>Where future noise sensitive receptors (residential and school land uses) are planned, landscaped buffers and noise walls adjacent to Proctor Valley Road are planned per the Acoustical Analysis Report prepared for the Land Exchange Alternative. Proctor Valley Road has also been designed to a lower design speed (30 mph vs. 40 mph) to further reduce noise levels. Five roundabouts are planned at key intersections with Proctor Valley Road and neighborhood entries slow traffic to 25 mph and include connectivity between the bike lanes and community sidewalks.</p> <p>The maximum speed limit within residential neighborhoods is anticipated to be 25 mph. Lastly, the Land Exchange Alternative includes noise reducing sound walls internal to the Land Exchange Alternative, where necessary, to reduce road noise on adjacent homes.</p>
<p>M-2.5 Minimize Excess Water Runoff. Require road improvements to be designed and constructed to accommodate stormwater in a manner that minimizes demands upon engineered stormwater systems and to maximize the use of natural detention and infiltration techniques to mitigate environmental impacts.</p>	<p>Consistent. The Project's stormwater facilities have been designed in accordance with the County's Standard Urban Stormwater Mitigation Plan, Hydromodification Plan, and Low Impact Development Design Guidelines. Drainage from paved areas, including streets, sidewalks, driveways, and parking areas, is directed into treatment units to remove trash, debris, and pollutants and then into biofiltration basins for further treatment and natural infiltration. The landscaped parkways along streets and within parks will provide some natural infiltration as part of the improvements. Runoff will then flow into biofiltration basins for further treatment and natural filtration.</p>
GOAL M-3	
<p>Transportation Facility Development. New or expanded transportation facilities that are phased with and equitably funded by the development that necessitates their construction.</p>	
Policies	
<p>M-3.1 Public Road Rights-of-Way. Require development to dedicate right-of-way for public roads and other transportation routes identified in the Mobility Element roadway network (see Mobility Element Network Appendix), Community Plans, or Road Master Plans. Require the provision of sufficient right-of-way width, as specified in the County Public Road Standards and Community Trails Master Plan, to adequately accommodate all users, including transit riders, pedestrians, bicyclists, and equestrians.</p>	<p>Consistent The Land Exchange Alternative includes adequate public right-of-way to accommodate travel lanes, emergency parking areas/bike lanes, and pedestrian access in accordance with the County's Mobility Element standards.</p> <p>The internal public roadways are designed with appropriate right of ways to include non-motorized multi-use trails, including a Community Pathway located along Proctor Valley Road as designated in the County Community Trail Master Plan,</p>

	Jamul/Dulzura Community Trails and Pathways Plan and Otay Valley Regional Park Trails Plan. In addition, the Land Exchange Alternative includes an internal park-to-park loop (Specialty Trail) network that connects single family neighborhoods to the park system and the Village Core. The Specific Plan identifies the locations of potential future transit stops within the Village 14 core area.
M-3.2 Traffic Impact Mitigation. Require development to contribute its fair share toward financing transportation facilities, including mitigating the associated direct and cumulative traffic impacts caused by their project on both the local and regional road networks. Transportation facilities include road networks and related transit, pedestrian and bicycle facilities, and equestrian.	<p>Consistent Mitigation for Land Exchange Alternative-generated traffic impacts includes the construction of Proctor Valley Road as a 2-Lane Light Collector from the existing western limits through the Land Exchange Alternative to the north. Proctor Valley Road includes a Community Pathway, as well as bike lanes/emergency lanes along the entire four-mile segment through the Land Exchange Alternative.</p> <p>The Project Applicant will also be required to pay the County Jamul Dulzura Transportation Impact Fee.</p> <p>Proctor Valley Road will accommodate the planned build-out traffic volumes.</p>
M-3.3 Multiple Ingress and Egress. Require development to provide multiple ingress/egress routes in conformance with State law and local regulations.	<p>Consistent. The Land Exchange Alternative complies with the County's Subdivision Ordinance, the County Fire Code and state regulations governing ingress, egress, and circulation. The Land Exchange Alternative includes eight fully improved access points along Proctor Valley Road, which serves a backbone roadway that connects the Land Exchange Alternative's neighborhoods. There are secondary access points within each neighborhood, via an extensive internal circulation with loop streets and multiple ingress and egress points. Proctor Valley Road completes the regional connection between the City of Chula Vista and the community of Jamul.</p> <p>The County Fire Marshal and the San Diego County Fire Authority (SDCFA) have reviewed the Circulation Plan, including the proposed street sections and fire access.</p>
GOAL M-4	
Safe and Compatible Roads. Roads designed to be safe for all users and compatible with their context.	
Policies	
M-4.1 Walkable Village Roads. Encourage multi-modal roads in Villages and compact residential areas with pedestrian-oriented development patterns that enhance pedestrian safety and walkability, along with	Consistent. The Specific Plan incorporates multiple pedestrian routes, including sidewalks, walking paths, and trails providing connections between neighborhoods and the Village Core and

<p>other non-motorized modes of travel, such as designing narrower but slower speed roads that increase pedestrian safety.</p>	<p>public and private parks, as well as offsite connections to regional trails, open space, and other recreational opportunities. Internal streets and landscaped parkways are designed to enhance pedestrian safety, while providing alternative modes of transportation, including bicycling and walking and providing a pedestrian park-to-park loop network. Curb adjacent landscaped parkways buffer pedestrian from parking and the travel way, creating an enhanced pedestrian experience. Design speeds have been reduced to 30 mph to increase pedestrian safety. Traffic calming measures including roundabouts, intersection neckdowns, parallel bay parking and landscaped pop-outs are integrated in the Land Exchange Alternative to further enhance the pedestrian experience. Five roundabouts are planned at key intersections with Proctor Valley Road and neighborhood entries slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks.</p> <p>In addition, consistent with the County General Plan, Mobility Element, Proctor Valley Road is proposed to be constructed as a 2-Lane Light Collector to slow traffic and increase pedestrian safety.</p>
<p>M-4.3 Rural Roads Compatible with Rural Character. Design and construct public roads to meet travel demands in Semi-Rural and Rural Lands that are consistent with rural character while safely accommodating transit stops when deemed necessary, along with bicyclists, pedestrians, and equestrians. Where feasible, utilize rural road design features (e.g., no curb and gutter improvements) to maintain community character. [See applicable community plan for possible relevant policies.]</p>	<p>Consistent. The Village 14 Design Plan establishes an overall character for the community. The road network is designed to comply with the County’s Mobility Element Map. Street sections include either designated bike lanes or “sharrows” to accommodate bicyclists. The internal streets include tree-lined landscaped parkways to separate sidewalks from the streets to create a semi-rural feel to the neighborhoods. A 10-foot wide DG Community Pathway along Proctor Valley Road connects neighborhoods to the Village Core and the 6-foot wide internal park-to-park loop network. Five roundabouts are planned at key intersections with Proctor Valley Road and neighborhood entries slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks. The Specific Plan identifies the location of potential future transit stops within the Village 14 core area.</p>
<p>M-4.4 Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.</p>	<p>Consistent. The roadways have been designed to provide adequate lane widths for fire apparatus and emergency vehicles, while minimizing paved width to increase pedestrian and vehicle safety. The Land Exchange Alternative provides additional median breaks along Proctor Valley Road to accommodate emergency access.</p>

<p>M-4.5 Context Sensitive Road Design. Design and construct roads that are compatible with the local terrain and the uses, scale and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it would minimize impacts in wildlife corridors.</p>	<p>Consistent. The circulation network has been designed to minimize grading impacts when crossing environmentally sensitive areas. Wildlife crossings are provided in two locations to facilitate movement of animal species present or expected to occur within the Land Exchange Alternative. Where the roads cross wildlife corridors, the roads have been designed to follow the natural contour of the landscape to minimize the grading impacts of the road as it crosses the corridor.</p> <p>The circulation network has also been designed in accordance with the County General Plan guiding principles calling for consolidated development footprints and protection of natural resources.</p>
<p>M-4.6 Interjurisdictional Coordination. Coordinate with adjacent jurisdictions so that roads within Spheres of Influence (SOIs) or that cross jurisdictional boundaries are designed to provide a consistent cross-section and capacity. To the extent practical, coordinate with adjacent jurisdictions to construct road improvements concurrently or sequentially to optimize and maintain road capacity.</p>	<p>Consistent The Land Exchange Alternative includes Proctor Valley Road, a roadway connection with the neighboring City of Chula Vista and the community of Jamul. Proctor Valley Road is planned as a Class II Collector within the City of Chula Vista transitioning to 2-Lane Light Collector within the County from the existing improvements to the west, through the center of the Land Exchange Alternative and north to the community of Jamul. Proctor Valley Road is also a City of Chula Vista Circulation Element Road and a planned facility in the Chula Vista MSCP Subarea Plan.</p> <p>Proctor Valley Road is also an allowable facility within the City of San Diego MSCP. The off-site southern and central Proctor Valley Road segments are located within the City of San Diego MSCP Cornerstone lands. The Proctor Valley Road segments within the City of Chula Vista and City of San Diego are subject to an Improvement Plan/Site Development Permit, respectively.</p> <p>.</p>
<p>M-8.5 Improved Transit Facilities. Require development projects, when appropriate, to improve existing nearby transit and/or park and ride facilities, including the provision of bicycle and pedestrian facilities, provisions for bus transit in coordination with NCTD and MTS as appropriate including, but not limited to, shelters, benches, boarding pads, and/or trash cans, and to provide safe, convenient, and attractive pedestrian connections.</p>	<p>Consistent. The San Diego Association of Governments (SANDAG) is responsible for regional transportation and transit planning. The SANDAG Board of Directors adopted the 2050 Regional Transportation Plan (RTP) for the San Diego region in 2011. Potential future transit stops are identified in the Specific Plan within the Village 14 core area.</p>
<p>M-10.1 Parking Capacity. Require new development to:</p>	

<ul style="list-style-type: none"> • Provide sufficient parking capacity for motor vehicles consistent with the project's location, use, and intensity 	<p>Consistent. The Land Exchange Alternative is predominantly comprised of single family residential neighborhoods where parking needs will be accommodated within on-site private garages, driveways and on-street parking. The parking areas within the Village Core, including the Mixed-Use Village Square will be subject to future Site-specific Site Plans which include meeting the County's parking standards for these uses. All public parks within the Land Exchange Alternative include on-site parking areas.</p>
<ul style="list-style-type: none"> • Provide parking facilities for motorcycles and bicycles 	<p>Consistent. Parking facilities for motorcycles and bicycles will be provided at the Mixed Use, school and public park sites consistent with County parking standards.</p>
<ul style="list-style-type: none"> • Provide staging areas for regional and community trails 	<p>Consistent. The Land Exchange Alternative includes a Trail Staging Area in the P-4 park. In addition, the Specific Plan identifies the location of easements for potential trail access at three locations within the Land Exchange Alternative. The Land Exchange Alternative includes an optional Primitive Trail within the disturbed footprint of an existing dirt road within the RMP Preserve. No trail improvements are proposed as part of the Land Exchange Alternative; therefore, grading impacts are avoided. Trails within the RMP Preserve are subject to review</p> <p>The Land Exchange Alternative includes two internal pedestrian circulation options: the Preserve Trails Option (Planning Areas 16/19 and Village 14); and the Perimeter Trail Option (Village 14). See Specific Plan (Land Exchange Alternative), Chapter VIII. Internal Circulation Options for additional details.</p>
<p>M-10.6 On-Street Parking. Minimize on-street vehicular parking outside Villages and Rural Village where on-street parking is not needed, to reduce the width of paved shoulders and provide an opportunity for bicycle lanes to retain rural character in low-intensity areas. Where on-street parking occurs outside Villages and Rural Villages, require the design to be consistent with the rural character.</p>	<p>Consistent. On-street parking is minimized within the Land Exchange Alternative. On-street parking is prohibited along Proctor Valley Road, except adjacent to the elementary school site within the Village Core. Bike Lanes are planned within the Proctor Valley Road right-of-way through the Land Exchange Alternative. On-street parking is prohibited along private residential collector streets.</p>
<p>M-10.7 Parking Area Design for Stormwater Runoff. Require that parking areas be designed to reduce pollutant discharge and stormwater runoff through site design techniques such as permeable paving, landscaped infiltration areas, and unpaved but reinforced overflow parking areas that increase infiltration. Require parking areas located within or</p>	<p>Consistent. Parking lot areas for the Mixed Use and Community Facility will be subject to future Site-specific Site Plans which will include design solutions to address stormwater runoff requirements. The CEQA Drainage Study and Priority Development Project Storm Water Quality Management Plan anticipates development of</p>

adjacent to preserve areas to also include native landscaping and shielded lighting.	parking lots and identified and sized biofiltration basins to accommodate flows from parking lots.
GOAL M-11	
Bicycle and Pedestrian Facilities. Bicycle and pedestrian networks and facilities that provide safe, efficient, and attractive mobility options as well as recreational opportunities for County residents.	
Policies	
M-11.1 Bicycle Facility Design. Support regional and community-scaled planning of pedestrian and bicycle networks.	<p>Consistent. Proctor Valley Road has been designed to include bike lanes and a 10' Community Pathway which is designated on the Jamul/Dulzura Community Trails and Pathways Plan, the Otay Valley Regional Park Trails Plan and the City of Chula Vista Greenbelt Master Plan.</p> <p>Internal to the Land Exchange Alternative, a 3.0-mile park-to-park loop network connects to the Community Pathway along Proctor Valley Road, providing a link for bicyclists and pedestrians from residential areas to the four neighborhood parks, private pocket parks, private swim club facilities and the Village Core, which includes the Mixed-Use Village Square, elementary school, Village Green (neighborhood park) and a private community facility.</p> <p>Internal streets have been designed at lower design speeds and are planned to have a posted speed limit of 25 mph. Stamped "sharrows" may be utilized where bicyclists share the travel ways with autos.</p>
M-11.2 Bicycle and Pedestrian Facilities in Development. Require development and Town Center plans in Villages and Rural Villages to incorporate site design and on-site amenities for alternate modes of transportation, such as comprehensive bicycle and pedestrian networks and facilities, including both on-street facilities as well as off-street bikeways, to safely serve the full range of intended users, along with areas for transit facilities, where appropriate and coordinated with the transit service provider.	<p>Consistent with General Plan Amendment. Proctor Valley Road has been designed to include bike lanes and a 10' Community Pathway as identified in the Otay Ranch GDP/SRP, the Jamul-Dulzura Community Trails and Pathway Plan, the Otay Valley Regional Park Trails Plan and the City of Chula Vista Greenbelt Master Plan.</p> <p>Internal to the Land Exchange Alternative, a 3.0-mile park-to-park loop network connects to the Community Pathway along Proctor Valley, providing bicyclists and pedestrians access to the four neighborhood parks, private pocket parks, private swim club facilities and the Village Core, which includes the Mixed-Use Village Square, elementary school, Village Green (neighborhood park) and private community facility.</p> <p>Design speeds have been reduced to increase pedestrian safety and traffic calming measures including roundabouts, intersection neckdowns, parallel bay parking and landscaped pop-outs are integrated into the Land Exchange Alternative to further enhance the pedestrian experience.</p>

	<p>Five roundabouts are planned at key intersections with Proctor Valley Road and neighborhood entries slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks. Bicycle circulation is provided off-street through the roundabouts.</p> <p>Walkability and pedestrian safety to and around the elementary school site will be enhanced through implementation of traffic calming measures including roundabouts, intersection neckdowns and bay parking with landscaped pop-outs. A “Safe Routes to School” program may include implementation of additional features such as setback limit lines, non-slip sidewalks, pedestrian ramps, ADA compliant sidewalks and flashing yellow beacons/school warning signs. If residents within the Land Exchange Alternative express an interest, a Walking School Bus¹³ program may be established, in cooperation with the elementary school.</p> <p>The Specific Plan identifies the location of potential future transit stops within the Village 14 core area.</p>
<p>M-11.3 Bicycle Facilities on Roads Designated in the Mobility Element. Maximize the provision of bicycle facilities on County Mobility Element roads in Semi-Rural and Rural Lands to provide a safe and continuous bicycle network in rural areas that can be used for recreation or transportation purposes, while retaining rural character.</p>	<p>Consistent Bike lanes are planned on Proctor Valley Road, a County Mobility Element roadway. Further, a 10’ Community Pathway is also designed on the east side of the road as depicted on the Jamul-Dulzura Community Trails and Pathways Plan, the Otay Valley Regional Park Trails Plan and the Chula Vista Greenbelt Master Plan. The multi-use Community Pathway is separated from the travel lanes by a planted parkway through Village 14 development areas and a continuous post-and-rail/rope fence between the Community Pathway and the travel lanes to provide a safe and continuous bicycle network between the City of Chula Vista and the community of Jamul.</p>
<p>M-11.8 Coordination with the County Trails Program. Coordinate the proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan’s proposed trails and pathways.</p>	<p>Consistent. The Land Exchange Alternative includes a pedestrian network, which includes multi-modal pathways, designed to connect to existing community and regional trails, per the Otay Valley Regional Park Trails Plan, County’s Community Trails Master Plan and Jamul-Dulzura Community Trails and Pathways Plan and the Chula Vista Greenbelt Master Plan.</p>
<p>GOAL M-12</p>	

¹³ <http://www.walkingschoolbus.org/>

County Trails Program. A safe, scenic, interconnected, and enjoyable non-motorized multi-use trail system developed, managed, and maintained according to the County Trails Program, Regional Trails Plan, and the Community Trails Master Plan.	
Policies	
M-12.1 County Trails System. Implement a County Trails Program by developing the designated trail and pathway alignments and implementing the goals and policies in the Community Trails Master Plan	<p>Consistent. The Land Exchange Alternative includes a pedestrian network, including multi-modal pathways, designed to connect to existing community and regional trails, per the County Community Trails Master Plan, the Jamul-Dulzura Community Trails and Pathways Plan, the Otay Valley Regional Park Trails Plan and the Chula Vista Greenbelt Master Plan. In addition, the Land Exchange Alternative includes a trail staging area within the Village 14 core (P-4 Park) and easements for potential trail access in three locations within the Land Exchange Alternative.</p> <p>In addition to dedicating the Proctor Valley Road Community Pathway, the Land Exchange Alternative includes two internal pedestrian circulation options: the Preserve Trails Option (Planning Areas 16/19 and Village 14); and the Perimeter Trail Option (Village 14). See Specific Plan (Land Exchange Alternative), Chapter VIII. Internal Circulation Options for additional details.</p>
M-12.2 Trail variety. Provide and expand the variety of trail experiences that provide recreational opportunities to all residents of the unincorporated County, including urban/suburban, rural, wilderness, multi-use, staging areas, and support facilities.	<p>Consistent. The Land Exchange Alternative includes a pedestrian trail system comprised of a variety of trail experiences including: the Community Pathway (Community Trails Master Plan (CTMP) Trail 52), a 10-foot wide DG pathway along Proctor Valley Road; a trail staging area within the P-4 Park; easements for potential trail access to CTMP Trails per the Otay Regional Trail Alignment Study; and an internal park-to-park loop (Specialty Trail per the CTMP) connecting the single family neighborhoods to the public and private park system in Village 14.</p>
M-12.3 Trail Planning. Encourage trail planning, acquisition, development, and management with other public agencies that have ownership or jurisdiction within or adjacent to the County.	<p>Consistent. The Otay Ranch RMP Preserve is jointly managed by the County of San Diego and City of Chula Vista in their capacity as Preserve Owner/Manager (POM). The County, in conjunction with local jurisdictions and agencies, is preparing the “Otay Regional Trail Alignment Study,” which will identify sustainable and feasible trail alignments within and adjacent to the Land Exchange Alternative. The Land Exchange Alternative includes the Community Pathway (CTMP Trail 52) a 10-foot wide DG pathway along Proctor Valley Road. The Specific Plan includes a trail staging area within the P-4 Park; and easements for potential trail access to CTMP</p>

	Trails per the Otay Regional Trail Alignment Study.
<p>M-12.4 Land Dedication for Trails. Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.</p>	<p>Consistent. The Land Exchange Alternative will dedicate the 10' Community Pathway located along Proctor Valley Road (CTMP Trail 52), consistent with the County Community Trail Master Plan and Jamul/Dulzura Community Trails and Pathways Plan and the Otay Valley Regional Park Trails Plan. This trail is designed on the east side of Proctor Valley Road.</p> <p>The County, in conjunction with local jurisdictions and agencies, is preparing the "Otay Regional Trail Alignment Study," which will identify sustainable and feasible trails alignments within and adjacent to the Land Exchange Alternative. The Specific Plan also includes easements for potential trail access within the Land Exchange Alternative, subject to the Otay Regional Trail Alignment Study.</p>
<p>M-12.5 Future Trails. Explore opportunities to designate or construct future trails on County-owned lands, lands within the Multiple Species Conservation Program (MSCP), or other lands already under public ownership or proposed for public acquisition.</p>	<p>Consistent The Land Exchange Alternative includes approximately 1,748.8 acres of RMP Preserve land which are connected to much larger regional network of open space and preserve lands. Up to approximately 654.5 acres of RMP Preserve land within the Applicant's ownership will be conveyed to the POM, per Preserve Conveyance Obligation requirements. The POM, in consultation with appropriate wildlife agencies and property owners, is responsible for limiting access to the RMP Preserve and developing and maintaining trails within RMP Preserve areas. The County, in conjunction with local jurisdictions and agencies, is preparing the "Otay Regional Trail Alignment Study," which will identify sustainable and feasible trails alignments within and adjacent to the Land Exchange Alternative. The Specific Plan also includes easements for potential trail access, subject to the Otay Regional Trail Alignment Study.</p> <p>In addition to dedicating the Proctor Valley Road Community Pathway, the Specific Plan includes easements for potential access to trails in three locations, subject to the Otay Regional Trail Alignment Study.</p>
<p>M-12.9 Environmental and Agricultural Resources. Site and design specific trail segments to minimize impacts to sensitive environmental resources, ecological system and wildlife linkages and corridors, and agricultural lands. Within the MSCP</p>	<p>Consistent with General Plan Amendment. The County, in conjunction with local jurisdictions and agencies, is preparing the "Otay Regional Trail Alignment Study," which will identify sustainable and feasible trails alignments within and adjacent to the Land Exchange Alternative. The Specific Plan also includes easements for potential trail</p>

<p>preserves, conform siting and use of trails to County MSCP Plans and MSCP resource management plans.</p>	<p>access within the Land Exchange Alternative, subject to the Otay Regional Trail Alignment Study.</p> <p>The Land Exchange Alternative includes an optional Primitive Trail within the disturbed footprint of an existing dirt road within the RMP Preserve. No trail improvements are proposed as part of the Land Exchange Alternative; therefore, grading impacts are avoided. Trails within the RMP Preserve are subject to review and approval of the POM and wildlife agencies.</p>
<p>M-12.10 Recreational and Educational Resources. Design trail routes that meet a public need and highlight the County's biological, recreational and educational resources, including natural, scenic, cultural, and historic resources.</p>	<p><i>Consistent with General Plan Amendment.</i> The County of San Diego, in cooperation with the POM and wildlife agencies, is currently preparing an updated Community Trails Master Plan which will determine the feasibility of trails within the RMP Preserve. The County has initiated the Otay Regional Trail Alignment Study, which will determine the feasibility and alignment of trails within and surrounding the Land Exchange Alternative.</p>

GENERAL PLAN CONSISTENCY ANALYSIS – CONSERVATION AND OPEN SPACE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL COS-1	
Inter-Connected Preserve System. A regionally managed, inter-connected preserve system that embodies the regional biological diversity of San Diego County.	
Policies	
<p>COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.</p>	<p>Consistent. The Land Exchange Alternative implements the Otay Ranch Phase 1 RMP, which designates 11,375 acres of RMP Preserve within Otay Ranch. The largest component of open space in the Land Exchange Alternative is 1,748.8 acres of land within the RMP Preserve, as implemented through the accompanying MSCP and RMP boundary adjustments and land exchange. Up to approximately 654.5 acres of RMP Preserve land within the Applicant's ownership will be conveyed to the POM, consistent with the Preserve Conveyance Obligation requirements.</p> <p>Two open space corridors extend through the Land Exchange Alternative to establish a valuable habitat connection between the MSCP County Subarea Preserve, Chula Vista MSCP Subarea Preserve, the National Wildlife Refuge, the Rancho Jamul Ecological Reserve and the City of San Diego "Cornerstone properties." This open space corridor contains high-quality natural habitats, including vernal pools and coastal sage scrub. The proposed General Plan Amendment will result in improved RMP Preserve design, facilitate wildlife movement, significantly increase the overall size of the RMP Preserve, reduce edge conditions and increase overall coastal sage scrub preservation.</p>
<p>COS-1.2 Minimize Impacts. Prohibit private development within established preserves. Minimize impacts within established preserves when the construction of public infrastructure is unavoidable.</p>	<p>Consistent with General Plan Amendment. The Land Exchange Alternative includes a boundary adjustment to the MSCP County Subarea Plan and Otay Ranch RMP Preserve and a Land Exchange with the State of California. Upon approval of the boundary adjustments, the Land Exchange Alternative will be developed in areas identified for development in the Otay Ranch GDP/SRP (Village 14), while preserving areas identified in Planning Areas 16/19 for development, establishing a biologically superior RMP Preserve.</p>

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APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	To minimize impacts related to the construction of public infrastructure, the Land Exchange Alternative includes an amendment to the Otay Ranch GDP/SRP to reclassify Proctor Valley Road from a 4-Lane Major Road to a 2-Lane Light Collector. By narrowing the Proctor Valley Road ROW, impacts to both the MSCP County Subarea Plan and City of San Diego MSCP Cornerstone lands are minimized. Approximately 1,650 feet of Proctor Valley Road between South and Central Village 14 areas will be realigned to the east to provide a 100' buffer from the vernal pools located within City of San Diego MSCP Cornerstone properties.
<p>COS-1.3 Management. Monitor, manage, and maintain the regional preserve system facilitating the survival of native species and the preservation of healthy populations of rare, threatened, or endangered species.</p>	<p>Consistent. The Otay Ranch RMP Preserve is jointly managed by the County of San Diego and City of Chula Vista, in their capacity as the Otay Ranch Preserve Owner/Manager (POM). The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. To date, all Otay Ranch development has occurred within the City of Chula Vista. POM activities have been fully funded by a Community Facilities District (CFD No. 97-2) formed by the City of Chula Vista, the only such fully-funded and managed regional preserve within the RMP Preserve system. A similar CFD funding mechanism will be formed by the County for the Land Exchange Alternative. Consistent with the RMP, the Land Exchange Alternative will convey RMP Preserve land to the POM at a ratio of 1.188 acres of RMP Preserve land for one acre of development area, less common use areas. The Preserve Conveyance Obligation will be met in conjunction with the approval of each final map within the Land Exchange Alternative.</p>

GENERAL PLAN CONSISTENCY ANALYSIS – CONSERVATION AND OPEN SPACE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>COS-1.4 Collaboration with Other Jurisdictions. Collaborate with other jurisdictions and trustee agencies to achieve well-defined common resource preservation and management goals.</p>	<p><i>Consistent.</i> The Otay Ranch GDP/SRP, including the Otay Ranch RMP Preserve, was jointly planned by the County of San Diego and City of Chula Vista. The Otay Ranch RMP Preserve was designed to preserve the most sensitive habitat and species and create a regional reserve system connected by wildlife corridors. The Otay Ranch Resource Management Plan preservation standards meet or exceed most of the MSCP preservation standards. The Otay Ranch RMP Preserve is jointly managed by the County of San Diego and City of Chula Vista, in their capacity as the POM. The POM is responsible for monitoring, management and maintenance of the Otay Ranch RMP Preserve.</p> <p>The City of Chula Vista and City of San Diego will process site development permits for planned facilities, including Proctor Valley Road.</p>
<p>COS-1.6 Assemblage of Preserve Systems. Support the proactive assemblage of biological preserve systems to protect biological resources and to facilitate development through mitigation banking opportunities.</p>	<p><i>Consistent.</i> The Otay Ranch Phase 2 Resource Management Plan requires that 1.188 acres of Preserve land must be conveyed to the POM for every developable acre, concurrent with final map approval. As such, development of Otay Ranch within the County of San Diego and City of Chula Vista, including the Land Exchange Alternative, ensures dedication of the Otay Ranch Preserve system into public ownership at no cost to the public.</p>
<p>COS-1.7 Preserve System Funding. Provide adequate funding for assemblage, management, maintenance, and monitoring through coordination with other jurisdictions and agencies.</p>	<p><i>Consistent.</i> The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. To date, all Otay Ranch development has occurred within the City of Chula Vista. POM activities have been fully funded by a Community Facilities District (CFD No. 97-2) formed by the City of Chula Vista, the only such fully-funded and managed regional preserve within the RMP system. A similar CFD funding mechanism will be formed by the County for the Land Exchange Alternative. Through the RMP Conveyance Obligation outlined in the Phase 2 RMP, development of Otay Ranch ensures dedication of land within the Otay Ranch RMP Preserve system into public ownership at no cost.</p>

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APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>COS-1.9 Invasive Species. Require new development adjacent to biological preserves to use non-invasive plants in landscaping. Encourage the removal of invasive plants within preserves.</p>	<p>Consistent. Consistent with RMP requirements, the Preserve Edge Plan establishes a plant palette, design, function and intent for the 100' Preserve Edge, the outer-most 100' of development adjacent to the RMP Preserve. The Preserve Edge Plan provides an Approved Plant List that limits the types of plants permitted adjacent to the RMP Preserve to drought-tolerant, locally sourced native plants.</p>
GOAL COS-2	
<p>Sustainability of the Natural Environment. Sustainable ecosystems with long-term viability to maintain natural processes, sensitive lands, and sensitive as well as common species, coupled with sustainable growth and development.</p>	
Policies	
<p>COS-2.1 Protection, Restoration and Enhancement. Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate.</p>	<p>Consistent. The Land Exchange Alternative is within the MSCP County Subarea Plan. The Land Exchange Alternative has been planned to increase the overall size of the RMP Preserve which includes protection of natural wildlife habitat outside of the existing Preserve. Development is limited to Village 14, which contains lower value natural habitats. The portion of the Land Exchange Alternative under current State ownership and the portion subject to the land exchange between the Applicant and the State in Planning Areas 16/19 are within the Rancho Jamul Ecological Reserve, a component of the MSCP County Subarea Plan. These areas are managed and maintained by the State. Up to approximately 654.5 acres of RMP Preserve land within the Applicant's ownership will be conveyed to the POM consistent with the Preserve Conveyance Obligation requirements. These RMP areas will be managed and maintained by the POM.</p>

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APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>COS-2.2 Habitat Protection through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.</p>	<p><i>Consistent.</i> The MSCP County Subarea Plan Implementing Agreement identifies mitigation for Otay Ranch to be the 11,375 Otay Ranch RMP Preserve. These habitat preservation plans preserve the most sensitive natural resources within the Land Exchange Alternative. The Specific Plan implements the Otay Ranch RMP, which designates 11,375 acres of RMP Preserve land within Otay Ranch. The Village 14 Development Footprint has been designed to avoid impacts to coastal sage scrub, San Diego fairy shrimp and vernal pools and coastal sage scrub. In addition, two open space corridors extend through the Land Exchange Alternative to establish valuable habitat connections between the MSCP County Subarea Plan Preserve, the City of Chula Vista MSCP Subarea Plan Preserve and the City of San Diego MSCP Cornerstone properties.</p>
<p>GOAL COS-3</p>	
<p>Protection and Enhancement of Wetlands. Wetlands that are restored and enhanced and protected from adverse impacts.</p>	
<p>Policies</p>	
<p>COS-3.1 Wetland Protection. Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.</p>	<p><i>Consistent</i> The Land Exchange Alternative Development Footprint preserves the most sensitive wetlands onsite (the R-5 vernal pool complex) and provides a minimum 100' buffer. Further, by implementing minor modifications to the alignment and narrowing Proctor Valley Road, impacts to City of San Diego MSCP Cornerstone properties and wetlands are avoided and mitigation for residual impacts is provided.</p>
<p>COS-3.2 Minimize Impacts of Development. Require development projects to:</p>	
<ul style="list-style-type: none"> • Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and 	<p><i>Consistent.</i> The EIR includes mitigation for impacts on jurisdictional wetlands and water of the United States, as outlined in the Biological Technical Report, including the Land Exchange EIR Alternative.</p>

GENERAL PLAN CONSISTENCY ANALYSIS – CONSERVATION AND OPEN SPACE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<ul style="list-style-type: none"> Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species. 	<p>Consistent. The Land Exchange Alternative avoids impacts to vernal pools, including any impacts associated with discharges, dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing. See CEQA Drainage Study and Priority Development Project Storm Water Quality Management Plan for additional details.</p> <p>The Preserve Edge Plan establishes a plant palette for the 100' Preserve Edge which restricts the types of plants permitted adjacent to the RMP Preserve to drought-tolerant, locally sourced native plants.</p>
GOAL COS-4	
<p>Water Management. A balanced and regionally integrated water management approach to achieve the long-term viability of the County's water quality and supply.</p>	
Policies	
<p>COS-4.1 Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.</p>	<p>Consistent. Water conservation is maximized through implementation of strategies and measures identified in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The Water Conservation Plan includes a Water Conservation Implementation section which provides a description of the processes and enforcement mechanisms related to water conservation within the Land Exchange Alternative, including HOA review and approval of landscape improvement plans and enforcement activities.</p> <p>Conditions of approvals for the Land Exchange Alternative will include requirements for water conservation implementation over the life of the Land Exchange Alternative and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. In addition, the Land Exchange Alternative must comply with the County Water Conservation in Landscape Ordinance.</p>

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APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>COS-4.2 Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.</p>	<p><i>Consistent.</i> Water conservation is maximized through the implementation of strategies and measures identified in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans include residential graywater and rain water harvesting. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.</p>
<p>COS-4.3 Stormwater Filtration. Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.</p>	<p><i>Consistent.</i> Stormwater filtration and/or infiltration facilities are not proposed on the Land Exchange Alternative due to low infiltration capacity of the surrounding ground. Biofiltration basins are proposed for pollutant treatment of storm water and will be equipped with impervious liner.</p>
GOAL COS-5	
<p>Protection and Maintenance of Water Resources. Protection and maintenance of local reservoirs, watersheds, aquifer-recharge areas, and natural drainage systems to maintain high-quality water resources.</p>	
Policies	
<p>COS-5.2 Impervious Surfaces. Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.</p>	<p><i>Consistent.</i> Site design, drainage and biofiltration basin source control measures are proposed for the Land Exchange Alternative to aid in the reduction of pollutants, stormwater runoff and intensity/volume. The park-to-park loop includes pervious pavement to control and reduce pollutant and stormwater runoff and volume along the pedestrian facility.</p>
<p>COS-5.3 Downslope Protection. Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.</p>	<p><i>Consistent.</i> The Land Exchange Alternative retains natural drainages in areas which are not impacted by development to the maximum extent practical to protect downslope areas.</p> <p>Drainage and urban runoff from the developed portions of the Land Exchange Alternative will drain to discharge locations via an internal storm drain system and will outlet to biofiltration basins which will address water quality and hydromodification prior to discharging into the downstream existing natural drainages.</p>

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APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>COS-5.5 Impacts of Development to Water Quality. Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.</p>	<p><i>Consistent.</i> First flush and dry weather runoff from developed areas within the Land Exchange Alternative will be diverted to biofiltration basins prior to discharge into the downstream existing natural drainages. Runoff conveyed in the storm drain systems will be treated in compliance with RWQCB regulations and federal criteria prior to discharging to natural watercourses, including implementation of post-construction best management practices.</p>
GOAL COS-7	
<p>Protection and Preservation of Archaeological Resources. Protection and preservation of the County’s important archeological resources for their cultural importance to local communities, as well as their research and educational potential.</p>	

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APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
<p>COS-7.1 Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.</p>	<p><i>Consistent.</i> A project-specific Cultural Resources Report included a survey and evaluation program which concluded that no significant archaeological resources lie entirely within the Land Exchange Alternative. The report identified 27 sites, two historic structure, and 10 isolates were subject to evaluation excavations and no significant archaeological deposits were identified within the area of direct impacts (ADI). None of the directly evaluated archaeological sites (or evaluated portions of sites) meet the criteria to be considered eligible for listing in the CRHR or the local register, and none of the sites are recommended as significant. Portions of sites CA-SDI-8086A/CA-SDI-8086B/CA-SDI-8086C, CA-SDI-12397 and CA-SDI-21917 that are in the ADI are located within State-owned lands. These are archaeological sites that are not associated with events (Criterion A) or persons (Criterion B) important to local, state, or national history; none of them embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values (Criterion C). Due to access restrictions associated with their locations, these sites have not been directly evaluated under Criterion D. Nevertheless, the County determined that the sites are eligible for listing in the CRHR and local register under Criterion D (potential to contain information important to history or prehistory). If the sites cannot be avoided, other mitigation measures, such as capping or data recovery, will be implemented to reduce impacts to that resource to a less than significant level.</p>
<p>COS-7.2 Open Space Easements. Require development to avoid archeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources.</p>	<p><i>Consistent.</i> All resources outside the ADI which have not been evaluated are presumed significant under CEQA and the Otay Ranch RMP, and eligible for listing in the CRHR and local register. All resources outside the ADI will be avoided by project design and permanently preserved as part of the Otay Ranch RMP Preserve.</p>

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APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	Regarding sites CA-SDI-8086A/CA-SDI-8086B/CA-SDI-8086C, CA-SDI-12397 and CA-SDI-21917, the Cultural Resources Report recommends preservation in place, such as avoidance, placement in open space, or capping as the preferred mitigation options, as described in CEQA Guidelines Section 15126.4(b)(3)(B). If preservation is not feasible, data recovery excavation, curation or repatriation of collected cultural materials, and monitoring during construction, will be implemented to reduce impacts to the resources to a less than significant level.
COS-7.3 Archaeological Collections. Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner	Consistent. The Archaeological Study includes mitigation requiring the presence of a certified archaeologist during grading activity to ensure any important archaeological resources discovered are not lost or destroyed. Any such artifacts are required to be curated or repatriated.
COS-7.4 Consultation with Affected Communities. Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.	Consistent. California Assembly Bill (AB52), which took effect July 1, 2015, establishes a consultation process between California Native American Tribes and lead agencies to address tribal concerns regarding project impacts to “tribal cultural resources” (TCR) and mitigation for such impacts. The Local and Tribal Intergovernmental Consultation process, embodied in Senate Bill (SB) 18, was signed into law in September of 2004 and took effect on March 1, 2005. SB 18 establishes responsibilities for local governments to contact, provide notice to, refer plans to, and consult with California Native American Tribes.

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APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	<p>The NAHC did not identify any resources in their Sacred Lands File and specifically recommended contacting the Campo Band of Diegueño Indians and provided a list of other tribal contacts which should be contacted regarding the Land Exchange Alternative. Letters were sent to each of the contacts on May 16, 2016. To date, only the Jamul Indian Village has responded. In a letter dated December 12, 2016, the Tribe requested that it be informed of any resources discovered, and requested copies of reports, records searches, site records, and SLF search results. The Tribe also requested to participate in formal government-to-government consultation for the Land Exchange Alternative.</p> <p>On January 31, 2017, Dudek provided the Tribe with an update regarding the Land Exchange EIR Alternative, that surveys and evaluations were complete, and the reports were being prepared. This was followed up by an on-site visit on September 12, 2017. This consultation meeting was attended by the County, the Applicant, Dudek and representatives of three Kumeyaay tribes: Santa Ysabel, Campo and Jamul.</p> <p>In addition to the contacts made by Dudek, the County is conducting formal government-to-government consultation with Native American representatives in the area. Tribal correspondence documents can be found in Appendix D of the project-specific Cultural Resources Report.</p>

GENERAL PLAN CONSISTENCY ANALYSIS – CONSERVATION AND OPEN SPACE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>COS-7.5 Treatment of Human Remains. Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations.</p>	<p><i>Consistent.</i> No human remains were found as part of the Archaeological research and site evaluations; however, the study includes a mitigation measure should human remains be discovered during construction of the project. If any human remains are discovered, the property owner or his/her representative shall contact the County Coroner and the PDS staff archaeologist. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be provided the opportunity to visit the discovery and provide recommendations regarding the proper treatment and disposition of the remains.</p>
GOAL COS-9	
<p>Educational and Scientific Uses. Paleontological resources and unique geologic features conserved for educational and/or scientific purposes.</p>	
Policies	
<p>COS-9.1 Preservation. Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.</p>	<p><i>Consistent.</i> The Paleontological Study includes mitigation measures requiring the presence of a certified paleontologist during grading activity to ensure any important paleontological resources discovered are not lost or destroyed.</p>
<p>COS-9.2 Impacts of Development. Require development to minimize impacts to unique geological features from human related destruction, damage, or loss.</p>	<p><i>Consistent.</i> The project-specific Cultural Resources Report did not identify any unique geologic features on site.</p>
GOAL COS-11	
<p>Preservation of Scenic Resources. Preservation of scenic resources, including vistas of important natural and unique features, where visual impacts of development are minimized.</p>	
Policies	

GENERAL PLAN CONSISTENCY ANALYSIS – CONSERVATION AND OPEN SPACE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>COS-11.1 Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p>	<p><i>Consistent.</i> Scenic values extend through Proctor Valley. Views of the Arroyo, San Miguel and Jamul Mountains, as well as Upper Otay Reservoir support the classification of Proctor Valley Road as County-designated Scenic Highway. To protect this scenic resource, the Land Exchange Alternative includes design criteria regulating landscaping, building heights, and building setbacks. Further, the alignment of Proctor Valley Road seeks to preserve significant outcroppings and landforms and preserve views to the Upper Otay Reservoir.</p> <p>Five roundabouts are located at key neighborhood entries along Proctor Valley Road and create vista points through aesthetically pleasing designs that include specimen trees and low walls comprised of natural materials and colors, lighting and community signage. Due to surrounding hills and landforms, Proctor Valley is generally not visible from the existing community of Jamul. However, primary views are generally from existing development within Chula Vista. See EIR Figure 2.1.1 and Appendix 4.1.2, Visual Simulations for Land Exchange Alternative.</p>
<p>COS-11.2 Scenic Resource Connections. Promote the connection of regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails.</p>	<p><i>Consistent with General Plan Amendment.</i> Proctor Valley Road is County-designated Scenic Roadway. Minor modifications to the alignment are proposed to minimize impacts to adjacent sensitive resources, through Proctor Valley. A 10' Community Pathway is proposed along Proctor Valley Road, which connects with the regional trail system within the City of Chula Vista and Jamul to the north.</p>
<p>COS-11.3 Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:</p> <ul style="list-style-type: none"> • Creative site planning • Integration of natural features into the project • Appropriate scale, materials, and design to complement the surrounding natural landscape • Minimal disturbance of topography 	<p><i>Consistent.</i> The Land Exchange Alternative includes design criteria regulating landscaping, building heights, and setbacks of buildings. The Development Regulations and Zoning requires Site-Specific Site Plan review prior to building permit issuance.</p>

GENERAL PLAN CONSISTENCY ANALYSIS – CONSERVATION AND OPEN SPACE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<ul style="list-style-type: none"> • Clustering of development so as to preserve a balance of open space vistas, natural features, and community character. • Creation of contiguous open space networks 	<p>The Village 14 Design Plan establishes guidelines to create a cohesive vision for Village 14. Site planning within the Village Core District is comprised of two levels of planning and design. The first level is preparation of a Village Core Master Site Plan for the VC District (as defined in the Development Regulations section of the Specific Plan) to refine the precise location of land uses within the Village Core.</p> <p>The second level of design is preparation of Parcel-specific Site Plans which will establish the development program, facilities, site design, parking, architecture and landscaping for land uses within the Village Core District that require preparation of a Site Plan (the mixed use, multi-family and private park planning areas).</p> <p>Proctor Valley Road is proposed to be generally maintained in its current alignment through the center of Proctor Valley. A minor realignment is proposed in the southern segment to minimize impacts to vernal pools. The northern segment of Proctor Valley Road will be realigned in the Otay Ranch GDP/SRP to generally conform to the County General Plan alignment, which will avoid impacts to areas designated RMP Preserve in the Land Exchange Alternative. Development adjacent to the road, on the east and north sides, is buffered by landscaped slopes. Where the Land Exchange Alternative is adjacent to undeveloped open space areas, views to the San Miguel and Jamul Mountains are provided.</p> <p>The Land Exchange Alternative also includes an amendment to the Otay Ranch GDP/SRP which eliminates the majority of development within Planning Areas 16/19 and limits development to Village 14, creating large contiguous RMP Preserve open space areas. In addition, development has been pulled back from the existing Otay Ranch GDP/SRP development boundaries to further enhance Preserve design and reduce edge effects. The Village Core is centrally located within the natural valley floor. The largest lots are planned along the perimeter of the Land Exchange Alternative, adjacent to RMP Preserve areas.</p>

GENERAL PLAN CONSISTENCY ANALYSIS – CONSERVATION AND OPEN SPACE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
COS-11.7 Underground Utilities. Require new development to place utilities underground and encourage “undergrounding” in existing development to maintain viewsheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies.	<i>Consistent.</i> Utilities are planned to be undergrounded within the Land Exchange Alternative to maintain view-sheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies. Existing power lines traversing the Land Exchange Alternative will remain in place.
GOAL COS-12	
Preservation of Ridgelines and Hillsides. Ridgelines and steep hillsides that are preserved for their character and scenic value.	
Policies	
COS-12.1 Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.	<i>Consistent.</i> Topography on the site ranges from gently sloping terraces to moderately steep existing natural slopes approaching 1:1 (horizontal to vertical) slope inclinations. The steeper portions of the Land Exchange Alternative are in the east where development is restricted to ridgetops. Planning Areas 16/19 would remain undeveloped with approval of the MSCP and RMP Boundary Adjustments and the land exchange, preserving undeveloped ridgelines and steep hillsides.
COS-12.2. Development Location on Ridges. Require development to preserve the physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky.	<i>Consistent.</i> The Land Exchange Alternative limits development to Village 14, while eliminating the majority of development within Planning Areas 16/19. Physical features within Planning Area 16/19 would be preserved as part of the MSCP County Subarea Plan.
GOAL COS-13	
Dark Skies. Preserved dark skies that contribute to rural character and are necessary for the local observatories.	
Policies	
COS-13.1 Restrict Light and Glare. Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.	<i>Consistent.</i> The Village Design Plan requires that lighting be shielded downward such that no light is transmitted across a property lines. In addition, low watt bulbs or LED lighting fixtures must be utilized. The Preserve Edge Plan further restricts lighting adjacent to the RMP Preserve to reduce indirect lighting impacts and comply with the County of San Diego Code of Regulatory Ordinances, Section 51.201-51.209, Light Pollution Code.

GENERAL PLAN CONSISTENCY ANALYSIS – CONSERVATION AND OPEN SPACE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL COS-14	
Sustainable Land Development. Land use development techniques and patterns that reduce emissions of criteria pollutants and GHGs through minimized transportation and energy demands, while protecting public health and contributing to a more sustainable environment. [See also Goal LU-6]	
Policies	
COS-14.1 Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.	Consistent. The Land Exchange Alternative locates school and park uses in proximity to residential areas to encourage pedestrian and bicycle travel as an alternative to the automobile. Bike lanes and the Community Pathway, as well as the internal park-to-park loop system, provide alternative travel modes to reduce emissions.
COS-14.2 Villages and Rural Villages. Incorporate a mixture of uses within Villages and Rural Villages that encourage people to walk, bicycle, or use public transit to reduce air pollution and GHG emissions.	Consistent. The Land Exchange Alternative has a mix of land uses including a centrally-located Village Core comprised of an elementary school, Village Green (neighborhood park) and Village Square (mixed use/community facility) area, and a public safety site and multi-family neighborhoods. Pocket pedestrian parks are distributed through residential neighborhoods to provide convenient access to active recreation facilities. Bike lanes, the Community Pathway and the internal park-to-park loop network connect these uses and provide alternative travel modes to reduce emissions. The Specific Plan identifies the location of potential future transit stops within the Village 14 core area.
COS-14.3 Sustainable Development. Require design of residential subdivisions and nonresidential development through “green” and sustainable land development practices to conserve energy, water, open space, and natural resources.	Consistent. The Specific Plan includes both an Energy Conservation Plan (see Appendix 3) and a Water Conservation Plan (see Appendix 6). The Energy Conservation Plan identifies the suite of regulatory standards and project design features that reduce the energy demands of, and corresponding emissions from, the following Project-related sources: (a) energy (i.e., the built environment); (b) mobile (i.e., light-duty cars and trucks); (c) water and wastewater; (d) solid waste; and, (e) construction. The Land Exchange Alternative includes Project Design Features that require the installation of Level 2 electric vehicle (EV) charging station in the garages of 50% of the residential units. In addition, ten Level 2 EV charging stations are to be installed within parking lots in the Mixed-Use Site and public parks. All EV charging stations are subject to review and approval by the County.

GENERAL PLAN CONSISTENCY ANALYSIS – CONSERVATION AND OPEN SPACE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	<p>See Specific Plan, Chapter VI, H. Wireless Facility Implementation regarding the siting of wireless facilities within the Land Exchange Alternative.</p> <p>The Water Conservation Plan, among other things, separately requires a complementary reduction in outdoor water usage through compliance with the Model Landscape Ordinance. The Water Conservation Plan also includes Gray Water and Rain Water Harvesting measures.</p> <p>The Specific Plan includes the 1,748.8 acres of RMP Preserve open space area. Up to approximately 654.5 acres of RMP Preserve land within the Applicant's ownership will be conveyed to the POM, consistent with the Preserve Conveyance Obligation requirements. Together, and when combined with other land use design elements of the Specific Plan, both the Energy Conservation Plan and Water Conservation Plan ensure that the Land Exchange Alternative will result in sustainable development.</p>
<p>COS-14.5 Building Siting and Orientation in Subdivisions. Require that buildings be located and oriented in new subdivisions and multi-structure non-residential projects to maximize passive solar heating during cool seasons, minimize heat gains during hot periods, enhance natural ventilation, and promote the effective use of daylight.</p>	<p><i>Consistent.</i> As provided in the Energy Conservation Plan (see Appendix 3), the Land Exchange Alternative has been designed to incorporate passive solar design and building orientation principles to take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer, to the extent practicable or where feasible.</p>
<p>COS-14.7 Alternative Energy Sources for Development Projects. Encourage development projects that use energy recovery, photovoltaic, and wind energy.</p>	<p><i>Consistent.</i> As provided in the Energy Conservation Plan (see Appendix 3), the Land Exchange Alternative will incorporate solar panels on single-family residences to achieve Net Zero energy. Additionally, in accordance with the California Energy Commission's 2016 Title 24 standards or the standards in effect at the time of building permit issuance, single-family homes will be designed with pre-plumbing for solar water heaters and solar and/or wind renewable energy systems.</p>

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APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>COS-14.9 Significant Producers of Air Pollutants. Require projects that generate potentially significant levels of air pollutants and/or GHGs such as quarries, landfill operations, or large land development projects to incorporate renewable energy, and the best available control technologies and practices into the project design.</p>	<p><i>Consistent.</i> Please see discussion of COS-14.7 above for a discussion of the Land Exchange Alternative’s renewable energy commitments. Additionally, the Energy Conservation Plan (see Appendix 3) sets forth relevant regulatory standards and project design features that equate to best available control technologies and practices for purposes of reducing the emissions of GHGs and air pollutants. EIR Section 2.3, Air Quality, also sets forth numerous mitigation measures that are consistent with industry-accepted best practices for the control of air pollutants, including utilizing Tier 4 construction equipment (M-AQ-1, M-AQ-4), electrical powered equipment (M-AQ-6), and best available control technologies (M-AQ-7) and project design features including Zero Net Energy residences, Energy Improvement Standards, Energy Star Appliances, Solar Hot Water, EV Charging Stations, and a TDM Program.</p>
<p>COS-14.10 Low-Emission Construction Vehicles and Equipment. Require County contractors and encourage other developers to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions.</p>	<p><i>Consistent.</i> The Specific Plan’s Energy Conservation Plan (see Appendix 3) identifies, project design features, the use of alternative fuels and electric and hybrid equipment during the Land Exchange Alternative’s construction phase where feasible. Additionally, EIR Section 2.3, Air Quality, sets forth numerous mitigation measures to minimize the emissions of air pollutants and GHGs associated with construction equipment. For example, the Land Exchange Alternative is required to utilize Tier 3 or better diesel engines in the construction fleet; on-site electrical hook-ups are to be provided to reduce the need for electric generators and fuel-powered equipment; and, construction equipment shall be outfitted with best available control technology devices certified by the California Air Resources Board.</p>
<p>COS-14.11 Native Vegetation. Require development to minimize the vegetation management of native vegetation while ensuring sufficient clearing is provided for fire control.</p>	<p><i>Consistent.</i> The Fire Protection Plan establishes a 100’ Fuel Modification Zone around the perimeter of the Land Exchange Alternative. The Approved Plant Palette, FPP, Appendix H, for the FMZ includes drought tolerant, locally sourced native vegetation.</p>

GENERAL PLAN CONSISTENCY ANALYSIS – CONSERVATION AND OPEN SPACE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
COS-14.12 Heat Island Effect. Require that development be located and designed to minimize the “heat island” effect as appropriate to the location and density of development, incorporating such elements as cool roofs, cool pavements, and strategically placed shade trees.	<i>Consistent.</i> The Land Exchange Alternative includes street-adjacent parkways landscaped with canopy trees to minimize heat gain and reduce the urban heat island effect. In addition, Site-specific Site Plans for the multi-family, mixed use areas and private community facility will ensure sufficient landscaping in and around large parking lot areas to reduce heat gain.
GOAL COS-15	
Sustainable Architecture and Buildings. Building design and construction techniques that reduce emissions of criteria pollutants and GHGs, while protecting public health and contributing to a more sustainable environment.	
Policies	
COS-15.1 Design and Construction of New Buildings. Require that new buildings be designed and constructed in accordance with “green building” programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants.	<i>Consistent.</i> The Specific Plan’s Energy Conservation Plan (see Appendix 3) identifies the regulatory standards that will govern development of the Land Exchange Alternative’s built environment, including the California Building Code’s Title 24 Building Energy Efficiency Standards and California Green Building Standards. The Land Exchange Alternative also would exceed existing code requirements through the installation of energy-efficient residential appliances, exterior electric outlets, and on-site renewable energy that offsets 100% of the electrical energy usage of single-family residences.
COS-15.4 Title 24 Energy Standards. Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards.	<i>Consistent.</i> Please see discussion of COS-15.1 above. As discussed therein, the Specific Plan’s Energy Conservation Plan (see Appendix 3) includes project design features that exceed the requirements of Title 24.
COS-15.6 Design and Construction Methods. Require development design and construction methods to minimize impacts to air quality.	<i>Consistent.</i> The Specific Plan’s Energy Conservation Plan (see Appendix 3) and EIR Section 2.3, Air Quality, identify the regulatory standards and project design features that will minimize the Project’s impacts to air quality. Additionally, EIR Section 2.3, Air Quality, identifies numerous mitigation measures applicable to the Land Exchange Alternative’s construction and operational phases that reduce the Land Exchange Alternative’s impacts to air quality to the extent feasible.
GOAL COS-17	
Sustainable Solid Waste Management. Perform solid waste management in a manner that protects natural resources from pollutants while providing sufficient, long term capacity through vigorous reduction, reuse, recycling, and composting programs.	

GENERAL PLAN CONSISTENCY ANALYSIS – CONSERVATION AND OPEN SPACE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
COS-17.1 Reduction of Solid Waste Materials. Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with State law.	<i>Consistent.</i> The Land Exchange Alternative will comply with the County’s Solid Waste Recycling Ordinance. Accordingly, refuse collection service to the Land Exchange Alternative’s residential and non-residential uses will include separate collection of recyclable and non-recyclable solid waste and green waste.
COS-17.2 Construction and Demolition Waste. Require recycling, reduction and reuse of construction and demolition debris.	<i>Consistent.</i> No demolition is planned as part of the Land Exchange Alternative as no structures currently exist within the Development Footprint. The Land Exchange Alternative will comply with the County’s Construction and Demolition Waste Recycling Ordinance ensuring that excess/waste construction materials are recycled in accordance with the County’s minimum diversion requirements as contained in their ordinance.
COS-17.6 Recycling Containers. Require that all new land development projects include space for recycling containers.	<i>Consistent.</i> The Land Exchange Alternative will include space within garages or in side-yard setbacks for recycling containers.
GOAL COS-19	
Sustainable Water Supply. Conservation of limited water supply supporting all uses including urban, rural, commercial, industrial, and agricultural uses.	

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APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
<p>COS-19.1 Sustainable Development Practices. Require land development, building design, landscaping, and operational practices that minimize water consumption.</p>	<p><i>Consistent.</i> The Specific Plan's Water Conservation Plan (see Appendix 6) requires a reduction in outdoor water usage through compliance with the County's Water Conservation in Landscaping Ordinance No. 10032 and the Water Efficient Landscape Design Manual. In addition, compliance with the California Green Building Code will further reduce indoor water usage. The Land Exchange Alternative also includes a drought-tolerant and water-efficient plant palette to minimize irrigation needs along landscaped parkways and manufactured slopes. The Water Conservation Plan includes a Water Conservation Implementation section which provides a description of the processes and enforcement mechanisms related to water conservation within the Land Exchange Alternative, including HOA review and approval of landscape improvement plans and enforcement activities. (Please also see the related discussion in the Specific Plan's Energy Conservation Plan (see Appendix 3).)</p>
<p>COS-19.2 Recycled Water in New Development. Require the use of recycled water in development wherever feasible. Restrict the use of recycled water when it increases salt loading in reservoirs. <i>A permit is required from the County Department of Environmental Health for the use of recycled water.</i>¹⁶</p>	<p><i>Consistent.</i> The City of San Diego has not allowed the use of recycled water on properties that are tributary to its drinking water storage reservoirs. The Land Exchange Alternative is situated above Upper Otay Reservoir and therefore, is not proposing to use recycled water.</p>
GOAL COS-21	
<p>Park and Recreational Facilities. Park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of County residents and visitors, protect natural resources, and foster an awareness of local history, with approximately ten acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County.</p>	

GENERAL PLAN CONSISTENCY ANALYSIS – CONSERVATION AND OPEN SPACE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
<p>COS-21.1 Diversity of Users and Services. Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.</p>	<p>Consistent. The Parks, Recreation, Open Space, Preserve and Trails Plan includes 20.4 acres of public and private park land, including four public parks, ranging in size from 2.5 acres to 4.2. Private park facilities include three swim clubs, a senior activity center, a community center and pocket parks located within residential neighborhoods. The public and private park system provides a variety of recreational experiences, including, for example, active sport courts, community gathering space, picnic and BBQ facilities, tot lots, dog parks, a yoga pavilion, swim clubs with dining areas and outdoor game areas. In addition, the Land Exchange Alternative provides the 4.5-mile Community Pathway along Proctor Valley Road and a 3.0-mile internal park-to-park loop network which connects all the public and private parks.</p>
<p>COS-21.2 Location of Parks. Locate new local parks and recreation facilities near other community-oriented public facilities such as schools, libraries, and recreation centers where feasible, so that they may function as the “heart” of the community.</p>	<p>Consistent. The Village Core is centrally located in the “heart” of the Land Exchange Alternative. The Village Core includes both public and private recreation facilities, including the Village Green public park, and the private community facility. These recreation facilities are adjacent to the planned elementary school and public safety site. There will be opportunities for the school, public park and private community facility to share parking and outdoor gathering space for community-wide gatherings and events, subject to future shared parking agreements and other agreements.</p>
<p>COS-21.5 Connections to Trails and Networks. Connect public parks to trails and pathways and other pedestrian or bicycle networks where feasible to provide linkages and connectivity between recreational uses.</p>	<p>Consistent. The Land Exchange Alternative provides a 4.5-mile Community Pathway along Proctor Valley Road and a 3.0-mile internal park to park loop provides a 6-mile pedestrian network. The Land Exchange Alternative provides park facilities within ½ mile of residential neighborhoods. The park-to-park loop provides a connection between the parks and the Community Pathway. An optional Primitive Trail provides a passive connection between Village 14 and Jamul to the north. In addition, bike lanes are provided on Proctor Valley Road to provide an east/west connection.</p>

GENERAL PLAN CONSISTENCY ANALYSIS – HOUSING ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL H-1	
Housing Development and Variety. A housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics.	
Policies	
H-1.6 Land for All Housing Types Provided in Villages. Provide opportunities for small-lot single-family, duplex, triplex, and other multi-family building types in Villages.	<p>Consistent. The Specific Plan includes eight single family lot sizes each of which is anticipated to accommodate at least three unique floor plans for a minimum of 24 single family plans. Lot sizes range from 4,250 to over 10,200 sq. ft. The Land Exchange Alternative also includes a site planned for detached courtyard homes and a multi-family site, planned to accommodate townhomes. Age-restricted 55+ neighborhoods are also planned within two single family neighborhoods.</p> <p>The Mixed-Use site is planned to accommodate 54 multi-family units in a mixed-use setting, adding variety to residential building types and styles.</p> <p>This wide range of housing types will help meet the housing needs of diverse homebuyers and tenants, based on age, income and other demographic characteristics.</p>
H-1.7 Mix of Residential Development Types in Villages. Support the design of large-scale residential developments (generally greater than 200 dwelling units) in Villages that include a range of housing types, lot sizes, and building sites	<p>Consistent. The Land Exchange Alternative includes a wide range of housing types, lots sizes and buildings sites as described above in H-1.6.</p> <p>The Specific Plan includes development regulations and design guidelines that accommodate various building types and styles.</p>
H-1.8 Variety of Lot Sizes in Large-Scale Residential Developments. Promote large-scale residential development in Semi-Rural that include a range of lot sizes to improve housing choice.	<p>The Land Exchange Alternative includes a wide range of housing types, lots sizes and buildings sites as described above in H-1.6.</p>
GOAL H-2	
Neighborhoods That Respect Local Character. Well-designed residential neighborhoods that respect unique local character and the natural environment while expanding opportunities for affordable housing.	

GENERAL PLAN CONSISTENCY ANALYSIS – HOUSING ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
H-2.2 Projects with Open Space Amenities in Villages. Require new multi-family projects in Villages to be well-designed and include amenities and common open space areas that enhance overall quality of life.	Consistent. The “D” Designator is a zoning tool in the County that will be applied to the Land Exchange Alternative to ensure that the design of proposed land uses are consistent with the Village 14 Design Plan, including multi-family projects. These projects are also subject to the County Site Plan review process to ensure the project meets design requirements and include amenities and common open space per the Specific Plan.

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL S-3	
Minimized Fire Hazards. Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.	
Policies	
S-3.1 Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.	<p>Consistent. The Land Exchange Alternative has been designed to comply with the County’s Fire Code, the County Subdivision Ordinance, and the County’s Wildland Fire & Fire Protection Guidelines. Buildings will include automatic fire sprinklers systems and comply with the California Building Code, Chapter 7A. Buildings along the perimeter of the Land Exchange Alternative will be protected by a minimum of 100 feet of defensible space (100’ Fuel Modification Zone) and fire-rated perimeter walls. In addition to the 100’ Fuel Modification Zone, a wet zone between structures and rear property lines is required. The Land Exchange Alternative also includes an onsite fire station and sheriff’s storefront, as well as an on-site Otay Water District 980 Zone water reservoir.</p> <p>In the event the Land Exchange Alternative is approved by the Board of Supervisors, a Tentative Map condition will be triggered to require Lots 11-18 in R-14 and Lots 22-24 in R-15 to provide a 100’ FMZ (provided no vernal pool area is located within the 100’ FMZ) or an equivalent combination of FMZ, alternative materials and methods to the satisfaction of the LD and SDCFA. If required, at final engineering a redesign of the lot configuration in these areas to satisfy this condition will be allowed as an administrative approval under substantial conformance.</p>

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>S-3.2 Development in Hillsides and Canyons. Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires.</p>	<p><i>Consistent.</i> The Fire Protection Plan includes mapping fire environment risk analysis, including fire behavior modeling to assist in estimating the necessary defensible space, including areas where the terrain or topography affect a structure's susceptibility to wildfire. Flame lengths were modeled under worst case conditions at 31 feet. Buildings along the perimeter will be protected by a minimum of 100 feet of defensible space. This 100' fuel modification zone will be planned and managed to reduce fire intensity, slow fire spread, and minimize the spread of flames into/from the Land Exchange Alternative. The Approved Plant List has been reviewed and approved by a wildfire specialist. The Fire Protection Plan includes restrictions on plant height and spacing in the fuel medication zone to further minimize the spread of flames.</p>
<p>S-3.3 Minimize Flammable Vegetation. Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.</p>	<p><i>Consistent.</i> The Land Exchange Alternative has been designed to achieve a careful balance between protecting wildlife corridors and linkages and minimizing the potential for wildland fires to penetrate the developed areas. Development is concentrated in two major areas with no significant sources of flammable vegetation internal to these development areas. The HOA-maintained landscaping must comply with the Approved Plant List for urban-wildland areas and the CC&Rs will require private yard landscape to comply with the Approved Plant List as well. In addition, the Preserve Edge requirements will be enforced and managed via the CC&Rs.</p>
<p>S-3.4 Service Availability. Plan for development where fire and emergency services are available or planned.</p>	<p><i>Consistent.</i> The Land Exchange Alternative includes a public safety site which is anticipated to house a future onsite fire station and Sheriff's storefront. The Fire Protection Plan calls for a temporary onsite fire station to serve the Land Exchange Alternative's initial phases prior to construction of a permanent fire station within the Village Core. Under both the temporary station and permanent station, the General Plan response time threshold of 5-minutes is met.</p>

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>S-3.5 Access Roads. Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.</p>	<p>Consistent. A Wildland Fire Evacuation Plan (EIR Appendix 3.1.1-3) was prepared for the Land Exchange Alternative. The Land Exchange Alternative includes eight fully improved access points along Proctor Road, a backbone roadway connecting the Land Exchange Alternative’s neighborhoods. There are secondary access points within each neighborhood, via an extensive internal circulation with loop streets and multiple ingress and egress points. Proctor Valley Road completes the regional connection between the City of Chula Vista and the community of Jamul. The roadways have been designed to ensure adequate travel width for fire apparatus and emergency vehicles. Residential Collector Streets without driveways or homes fronting provide wider travel lanes to accommodate evacuation routes.</p>
<p>S-3.6 Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.</p>	<p>Consistent. The Land Exchange Alternative has been designed to comply with the County’s Fire Code, the County Subdivision Ordinance, and the County’s Wildland Fire & Fire Protection Guidelines. Buildings will include automatic fire sprinkler systems and comply with California Building Code, Chapter 7A. Buildings along the perimeter of the Land Exchange Alternative will be protected by a minimum of 100 feet of defensible space. This 100-foot FMZ will be landscaped to protect against the spread of flames into the Land Exchange Alternative. The Approved Plant List has been reviewed and approved by a wildfire specialist. The Land Exchange Alternative also includes an on-site fire station and Sheriff’s storefront, as well as an on-site Otay Water District 980 Zone water reservoir. The roadways have been designed to ensure adequate travel width for fire apparatus and emergency vehicles. Residential Collector Streets without driveways or homes fronting provide wider travel lanes to accommodate evacuation routes. Access to off-site properties adjacent to Proctor Valley Road is provided via driveway access directly from Proctor Valley Road. See Wildland Fire Evacuation Plan (EIR Appendix 3.1.1-3)</p>

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
S-3.7 Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.	<i>Consistent.</i> Buildings will be designed with automatic fire sprinklers and will comply with California Building Code, Chapter 7A, as well as the County Fire Code.
GOAL S-6	
Adequate Fire and Medical Services. Adequate levels of fire and emergency medical services (EMS) in the unincorporated County.	
Policies	
S-6.1 Water Supply. Ensure that water supply systems for development are adequate to combat structural and wildland fires.	<i>Consistent.</i> The Specific Plan includes the Overview of Water Service facility plan, which addresses the proximity to wildland fires and onsite resources to be provided. The phasing and financing of water facilities are addressed in the PFFP. See discussion regarding the WSAV in LU-13.1 above.
S-6.3 Funding Fire Protection Services. Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.	<i>Consistent.</i> The Land Exchange Alternative includes a public safety site which is anticipated to house a future onsite fire station. The fire station will be funded through a newly formed CFD and will contribute its fair share of the maintenance and operations of the fire station.
S-6.4 Fire Protection Services for Development. Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).	<i>Consistent.</i> The Fire Protection Plan calls for a temporary onsite fire station to serve the initial phases of the Land Exchange Alternative prior to construction of a permanent fire station within the Village Core. Under both the temporary station and permanent station, the General Plan response time threshold of 5-minutes is met. Although out of the direct protection area, the neighboring fire agency, City of Chula Vista Fire Department, has resources that may be available to respond to emergency calls as second or third engine via the existing or an updated automatic or mutual aid agreement.
S-6.5 Concurrency of Fire Protection Services. Ensure that fire protection staffing, facilities and equipment required to serve development are operating prior to, or in conjunction with, the development. Allow incremental growth to occur until a new facility can be supported by development	<i>Consistent.</i> The Project Applicant will enter into a Fire Services Agreement prior to approval of the Land Exchange Alternative. This agreement will address development phasing as well as fire protection services and facilities phasing and financing in conformance with this Policy.

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL S-7	
Reduced Seismic Hazards. Minimized personal injury and property damage resulting from seismic hazards.	
<p>S-7.1 Development Location. Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.</p>	<p><i>Consistent.</i> The Silver Strand section of the Newport-Ingelwood-Rose Canyon Fault Zone located approximately 15 miles to the west is the closest known active fault to the Land Exchange Alternative. The La Nacion Fault, a potentially active fault, is located approximately 6 miles west of the Land Exchange Alternative.</p>
<p>S-7.2 Engineering Measures to Reduce Risk. Require all development to include engineering measures to reduce risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards.</p>	<p><i>Consistent.</i> No unusual climatic, geologic, or seismic conditions on or near the Land Exchange Alternative exist to warrant building code, engineering standards, or construction methods in excess of California Building Code requirements, County building codes and land use regulations, and other formally established and conventional engineering and design standards and practices.</p>
GOAL S-10	
Floodway and Floodplain Capacity. Floodways and floodplains that have acceptable capacity to accommodate flood events.	
<p>S-10.4 Stormwater Management. Require development to incorporate low impact design, hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities.</p>	<p><i>Consistent.</i> The Stormwater Management Plan for the Land Exchange Alternative was prepared to address LID, hydromodification management and other measures to minimize stormwater impacts on drainage and flood control facilities. Stormwater facilities have been designed in accordance with the County's BMP requirements for permanent site design, stormwater treatment, and hydromodification management. Drainage from paved areas, including streets, sidewalks, driveways, and parking areas, is directed into biofiltration basins to remove trash, debris, and pollutants prior to discharging into the downstream natural drainages.</p>

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>S-10.5 Development Site Improvements. Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.</p>	<p><i>Consistent.</i> The Priority Development Project Stormwater Management Plan for Village 14 and Planning Areas 16/19 identifies necessary facilities required both on and off-site to drain the Land Exchange Alternative and avoid impacts due to stormwater runoff. The Land Exchange Alternative will include nine regional-type biofiltration basins at the downstream portions of the developed areas and along Proctor Valley Road, which will act to address both pollution control and flow control measures. Three biofiltration areas are proposed along Proctor Valley Road South, four proprietary biofiltration modular units (Modular Wetland Units) are proposed along Proctor Valley Road North and four biofiltration areas would be located within the developed portions of Village 14 (Appendix 2.1.13). The BMPS were selected based on their effectiveness for pollutant removal and ability to also be utilized for flow control. As a pretreatment measure, proprietary flow-through treatment control BMPs are proposed immediately upstream for the two larger biofiltration basins.</p>
<p>S-10.6 Stormwater Hydrology. Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area's existing hydrology.</p>	<p><i>Consistent.</i> The CEQA Master Drainage Study has been prepared for the Land Exchange Alternative in accordance with the County of San Diego Hydrology and Hydraulic Design Manuals to minimize adverse impacts on the surrounding area. The Land Exchange Alternative currently and ultimately drains into the Upper Otay Reservoir. Natural runoff from most areas north of the Land Exchange Alternative will be separated from the developed site runoff via separate storm drain systems. Thus, runoff from natural (undeveloped) areas would continue to drain directly to Proctor Valley and the Upper Otay Reservoir, and not comeingle with runoff from the development until downstream of the proposed biofiltration basins (after low flows from the development have been treated). The onsite storm drain system which conveys developed flows will be routed through a biofiltration basin prior to discharging into Proctor Valley. Increased peak flows to Proctor Valley and both Otay Reservoirs due to the development will be accepted by the City of San Diego on the condition that the quality of runoff is acceptable, and the Source Protection Guidelines for New Development are used to address water quality matters.</p>

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL S-12	
Adequate Law Enforcement Facilities. Timely development of law enforcement facilities in locations that serve the unincorporated areas of the County.	
Policies	
<p>S-12.1 New Law Enforcement Facilities. Coordinate new law enforcement facilities and services with new development in ways that sustain the provision of comprehensive services at levels consistent with substantially similar areas of the County.</p>	<p><i>Consistent.</i> The County Sheriff currently has three law enforcement facilities in the south and east San Diego County areas: the Otay Substation, Rancho San Diego Station and the Imperial Beach substation. The Sheriff’s Department requested a storefront within Village 14 due to the remote location of the Land Exchange Alternative in relation to existing Sheriff’s facilities that would create an extended law enforcement response for service if the responding Sheriff’s units were dispatched from one of the outlying stations. Therefore, the Land Exchange Alternative includes an onsite public safety site which is anticipated to house a future Sheriff’s storefront. The Sheriff’s Department has indicated that a 500-sf storefront would give deputies responding to calls or patrolling in and around the Land Exchange Alternative adequate office space for report writing and other administrative functions.</p>
GOAL S-13	
Safe Communities. Law enforcement facilities and services that help maintain safe communities.	
Policies	
<p>S-13.1 Sheriff Facility Locations. Locate Sheriff facilities to best serve existing and planned development and the corresponding demand for services.</p>	<p><i>Consistent.</i> The Land Exchange Alternative includes a public safety site which is anticipated to house a Sheriff’s storefront. See S-12.1.</p>
<p>S-13.2 Sheriff Facilities in Non-Residential Areas. Locate future Sheriff facilities in commercial, industrial, or mixed-use areas; they may also be located within residential areas when other sites are unavailable or unsuitable based on circulation, geography, proximity to demand, and other factors that impact the practical provision of services.</p>	<p><i>Consistent.</i> The Land Exchange Alternative includes a public safety site which is anticipated to house a Sheriff’s storefront. As an alternative, the Sheriff’s storefront may be located in the commercial/retail mixed use area.</p>
GOAL S-14	
Crime Prevention. Crime prevention through building and site design.	

GENERAL PLAN CONSISTENCY ANALYSIS – SAFETY ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
<p>S-14.1 Vehicular Access to Development. Require development to provide vehicular connections that reduce response times and facilitate access for law enforcement personnel, whenever feasible.</p>	<p><i>Consistent.</i> The internal streets within the Land Exchange Alternative have been designed to connect into and through the neighborhoods rather than end in cul-de-sacs. The Land Exchange Alternative is bisected by a Circulation Element public road (Proctor Valley Road) that connects the three phases of development. Finally, the Land Exchange Alternative includes eight fully improved access points from Proctor Valley Road for easy access and visibility. See S-12.1.</p>
<p>S-14.2 Development Safety Techniques. Require development within Village areas to utilize planning and design techniques, as appropriate, that deter crime.</p>	<p><i>Consistent.</i> The street network has been designed in accordance with County Public Road Standards which incorporate public safety and separate bicycle and pedestrian access design considerations. Neighborhoods are designed to promote connectivity and interaction with other neighborhoods. Public and private park and recreation facilities are located central to neighborhoods to enhance visibility and deter crime. Monument/signage will mark primary community entries, the backbone circulation system and neighborhood entrances. Landscaping and street lighting will be designed to enhance pedestrian safety and deter crime. The Land Exchange Alternative includes eight gated access points and accommodates a Sheriff's storefront within the public safety site or Mixed-Use Site.</p> <p>The Village Design Plan includes building siting guidelines and CPTED design guidelines intended to deter crime. The Land Exchange Alternative will have an HOA, which generally implements a positive approach to facilitate neighbor communication and cooperation regarding community safety.</p>
<p>Examples of design features include the following:</p> <ul style="list-style-type: none"> • Avoiding landscaping that might create blind spots or hiding places • Centrally locating open green spaces and recreational uses so that they are visible from nearby homes and streets • Designing streets to discourage cut-through or high-speed traffic • Installing paving treatments, plantings, and architectural design features, such as columned gateways, to guide visitors to desired entrances and away from private areas • Installing walkways in locations safe for pedestrians • Designing lots, streets, and homes to encourage interaction between neighbors • Including mixed land uses that increase activities on the street 	
<ul style="list-style-type: none"> • Siting and designing buildings oriented for occupants to view streets and public spaces 	

GENERAL PLAN CONSISTENCY ANALYSIS – NOISE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL N-1	
<p>Land Use Compatibility. A noise environment throughout the unincorporated County that is compatible with the land uses.</p>	

GENERAL PLAN CONSISTENCY ANALYSIS – NOISE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
<p>N-1.1 Noise Compatibility Guidelines. Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses.</p>	<p>Consistent. The Land Exchange Alternative’s Acoustical Analysis Report uses the Noise Compatibility Guidelines and Noise Standards to determine the acceptability of exterior and interior noise levels for the proposed land uses. See the Acoustical Analysis Report, EIR Appendix 4.1.8, for noise barrier locations and heights.</p>
<p>N-1.2 Noise Management Strategies. Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary:</p> <ul style="list-style-type: none"> • Avoid placement of noise sensitive uses within noisy areas • Increase setbacks between noise generators and noise sensitive uses • Orient buildings such that the noise sensitive portions of a project are shielded from noise sources • Use sound-attenuating architectural design and building features • Employ technologies when appropriate that reduce noise generation (i.e. alternative pavement materials on roadways) 	<p>Consistent. The Land Exchange Alternative layout and design considered the relationships between the proposed residential, mixed use, public, and institutional land uses to avoid noise incompatibilities. Homes along Proctor Valley Road and the backbone roads are setback to shield homes from roadway/traffic noise. Where single-family residences are exposed to noise levels in excess of 60 dBA CNEL a minimum 6-foot-high solid noise barrier will be constructed along the exposures. See the Acoustical Analysis Report, EIR Appendix 4.1.8, for noise barrier locations and heights.</p>
<p>N-1.3 Sound Walls. Discourage the use of noise walls. In areas where the use of noise walls cannot be avoided, evaluate and require where feasible, a combination of walls and earthen berms and require the use of vegetation or other visual screening methods to soften the visual appearance of the wall.</p>	<p>Consistent. Aesthetically pleasing noise walls and landscaping will be used interior to the Land Exchange Alternative along Proctor Valley Road to provide additional shielding of homes from road/vehicle noise, consistent with the Acoustical Analysis Report. The noise barriers may be constructed as a wall, berm or a combination of both. They may consist of masonry material, 0.625-inch thick Plexiglas, or 0.25-inch thick plate glass, or a combination of these materials.</p>
GOAL N-2	
<p>Protection of Noise Sensitive Uses. A noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels.</p>	

GENERAL PLAN CONSISTENCY ANALYSIS – NOISE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policies	
<p>N-2.1 Development Impacts to Noise Sensitive Land Uses. Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.</p>	<p>Consistent. The EIR includes a mitigation measure (M-N-1) requiring the preparation of an acoustical study prior to issuance of a building permit when a building or land use would be subject to exterior noise levels in excess of 60 dBA. In order to more accurately determine noise levels, this acoustical study will be conducted after floor plans have been designed and buildings plotted based on horizontal and vertical setbacks from the noise generator. The EIR also includes noise mitigation measures for sensitive land uses to reduce noise impacts from other noise sources, including outdoor equipment, traffic, etc.</p>
<p>N-2.2 Balconies and Patios. Assure that in developments where the exterior noise level on patios or balconies for multi-family residences or mixed-use developments exceed 65 CNEL, a solid noise barrier is incorporated into the building design of the balconies and patios while still maintaining the openness of the patio or balcony.</p>	<p>Consistent. The EIR includes a mitigation measure requiring the preparation of an acoustical study prior to issuance of a building permit when a building or land use would be subject to exterior noise levels in excess of those contained in the County Noise Ordinance. In order to more accurately determine noise levels, this acoustical study will be conducted after floor plans have been designed and buildings plotted based on horizontal and vertical setbacks from the noise generator.</p>
GOAL N-3	
<p>Groundborne Vibration. An environment that minimizes exposure of sensitive land uses to the harmful effects of excessive groundborne vibration.</p>	
Policy	
<p>N-3.1 Groundborne Vibration. Use the Federal Transit Administration and Federal Railroad Administration guidelines, where appropriate, to limit the extent of exposure that sensitive uses may have to groundborne vibration from trains, construction equipment, and other sources.</p>	<p>Consistent. The EIR includes noise mitigation measures for ground-borne vibration from construction equipment such that a vibration monitoring plan shall be required prior to beginning construction within 200 feet of an existing or future occupied residence. The roundabouts along Proctor Valley Road are designed for W-40 truck movement, accommodating trucks with a trailer of 35' or shorter. Minimizing large truck circulation has the potential to result in reduced groundbourne vibration. All blasting and crushing construction operations are subject to strict implementation of applicable County ordinances.</p>

GENERAL PLAN CONSISTENCY ANALYSIS – NOISE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
GOAL N-4	
Transportation-Related Noise Generators. A noise environment that reduces noise generated from traffic, railroads, and airports to the extent feasible.	
Policies	
<p>N-4.2 Traffic Calming. Include traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise in development that may impact noise sensitive land uses.</p>	<p>Consistent. The proposed roadway network has been designed in accordance with the County Public Road and Private Street Standards. Design speeds within central and north Village 14 have been reduced to 30 mph. Five roundabouts are planned at key intersections from Proctor Valley Road and neighborhood entries will slow traffic to 25 mph through the roundabout. In addition, intersection neckdowns at key internal intersections and reduced design speeds on internal streets will reduce traffic noise throughout the Land Exchange Alternative.</p>
<p>N-4.5 Roadway Location. Locate new or expanded roads designated in the Mobility Element in areas where the impact to noise sensitive land uses would be minimized.</p>	<p>Consistent with General Plan Amendment. The Land Exchange Alternative proposes extending Proctor Valley Road as a fully improved roadway through the Land Exchange Alternative. However, Proctor Valley Road is planned as a narrowed 2-Lane Light Collector. The narrowed alignment will largely follow the existing unimproved alignment, thereby minimizing the potential to create new noise impacts. The southern segment of Proctor Valley Road has been shifted 100' +/- to the southeast to avoid impacts on sensitive vernal pool habitat.</p>
<p>N-4.6 Road Improvement Projects. For County road improvement projects, evaluate the proposed project against ambient noise levels to determine whether the project would increase ambient noise levels by more than three decibels. If so, apply the limits in the noise standards listed in Table N-2 for noise sensitive land uses that may be affected by the increased noise levels. For federally-funded roadway construction projects, use the limits in the applicable Federal Highway Administration Standards.</p>	<p>Consistent. The Land Exchange Alternative includes offsite improvements to Proctor Valley Road. The Acoustical Analysis Report prepared for the Land Exchange Alternative evaluated the Land Exchange Alternative against ambient noise levels. The Acoustical Analysis Report concluded that the Land Exchange Alternative would exceed 3dB above ambient (i.e. existing) noise levels for noise sensitive land uses located within the County. Therefore, the noise standards listed in Table N-2 were applied and the Acoustical Analysis Report found that the existing plus Land Exchange Alternative noise level would be approximately 52 dBA CNEL, which would not exceed the County noise standard (60 dBA) for these single-family residential land uses. Under the Year 2030, estimated noise level would be 62 dBA CNEL,</p>

GENERAL PLAN CONSISTENCY ANALYSIS – NOISE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
	which would exceed the County standard. However, it should be noted that the standard would be exceeded under the Year 2030 with or without development of the Land Exchange Alternative. The Acoustical Analysis Report appropriately analyzed the Land Exchange Alternative in accordance with Policy N-4.6, and therefore is consistent with this policy. .
<p>N-4.9 Airport Compatibility. Assure the noise compatibility of any development projects that may be affected by noise from public or private airports and helipads during project review by coordinating, as appropriate, with appropriate agencies such as the San Diego County Regional Airport Authority (SDCRAA) and the Federal Aviation Administration (FAA).</p>	<p>Consistent. The Acoustical Analysis Report concluded that the Land Exchange Alternative will not experience significant impacts from airport noise. The nearest private airstrip is the John Nichol's Field Airport, located at 13531 Otay Lakes Road, Jamul, California, located approximately 3 miles to the southeast of the Land Exchange Alternative, and separated from the Land Exchange Alternative by numerous hills and ridgelines. Because of the distance, intervening topography, and the facility size, the Nichol's Field Airport would not expose people living or residing in the Land Exchange Alternative to excessive noise levels from the private airstrips or associated activities.</p>
GOAL N-5	
<p>Non-Transportation-Related Noise Sources. A noise environment that provides minimal noise spillovers from industrial, commercial, agricultural, extractive, and similar facilities to adjacent residential neighborhoods.</p>	
Policies	
<p>N-5.1 Truck Access. Design development so that automobile and truck access to industrial and commercial properties abutting residential properties is located at the maximum practical distance from residential zones.</p>	<p>Consistent. Best design considerations will be implemented in the preparation of Site-Specific Site Plans for the commercial uses within the Village Square to shield adjacent land uses (residential, school, etc.) from noise generated by parking lots and loading docks.</p>
GOAL N-6	
<p>Temporary and/or Nuisance Noise. Minimal effects of intermittent, short-term, or other nuisance noise sources to noise sensitive land uses.</p>	
Policies	
<p>N-6.3 High-Noise Equipment. Require development to limit the frequency of use of motorized landscaping equipment, parking lot sweepers, and other high-noise equipment if their activity will result in noise that affects residential zones.</p>	<p>Consistent. Onsite uses and activities, including landscape maintenance and other noise generating uses, will be governed by the CC&Rs to control noise, hours of operations, and impacts on residential land uses and sensitive receptors consistent with the County Noise Ordinance.</p>

GENERAL PLAN CONSISTENCY ANALYSIS – NOISE ELEMENT

APPLICABLE COUNTY GENERAL PLAN GOALS AND POLICIES	CONSISTENCY ANALYSIS
N-6.4 Hours of Construction. Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance, trash collection, and parking lot sweeper activity near noise sensitive land uses.	Consistent. Construction activities will comply with the County's standard hours of construction. The CC&Rs will restrict and control homeowner landscape and construction activities after the homes are occupied.

B. JAMUL/DULZURA SUBREGIONAL PLAN –COUNTY GENERAL PLAN**CONSISTENCY ANALYSIS**

Originally adopted by the County Board of Supervisors in 1979 (GPA 74-02) and most recently amended in 2016 (GPA 12-004), the Jamul/Dulzura Subregional Plan covers an area of approximately 168 square miles in southeastern San Diego County. The JDSP implements the principles of the County General Plan Land Use Element. This Plan guides new urban development into those areas of the County where urbanization will be least costly, conserves future options for development and helps meet the housing needs of County residents (JDSP 2016, Page 18). The JDSP identifies the Otay Ranch project as a “Specific Planning Area” within its boundary. Because of the Project’s size and complexities, the development policies for the Otay Ranch project are contained in Volume 2, of the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the JDSP apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies in the Otay Ranch GDP/SRP shall take precedence. Therefore, the guiding, and overriding, land use document for Otay Ranch that is embedded within the County’s General Plan is the Otay Ranch GDP/SRP and the consistency analysis below takes this into consideration.

This Consistency Analysis focuses on relevant goals and policies within the JDSP and determines if the Land Exchange Alternative is consistent. The following terms will be utilized in the analysis:

1. Village 14 and Planning Areas 16/19 - Land Exchange EIR Alternative (Land Exchange Alternative)
2. Village 14 and Planning Areas 16/19 - Land Exchange EIR Alternative Specific Plan (Specific Plan)
3. Village 14 Design Plan (Village Design Plan)
4. Village 14 and Planning Areas 16/19 Specific Plan Boundary (Land Exchange Alternative)
5. Otay General Development Plan/Subregional Plan (Otay Ranch GDP/SRP)
6. Jamul/Dulzura Subregional Plan (JDSP)
7. MSCP County Subarea Plan, South County Segment (MSCP County Subarea Plan)
8. Otay Ranch Resource Management Plan (RMP)

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
LAND USE	
Goal 1 Development of the land in such a manner as to retain the rural densities and land uses of the community	
Goal 2 Agricultural land uses, which are compatible with limited water resources and established residential development	
Policy 1 The treatment of wastewater for all commercial or residential uses shall be limited to on-site sewage disposal systems.	Not Applicable. The Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use policies, Section III. B. See Otay Ranch GDP/SRP, Part II, Chapter F, Page 194 “The provision of sewer service is not precluded in Village 14.” The Land Exchange Alternative has been planned to be served by the Salt Creek Interceptor within the City of Chula Vista since 1994. The County of San Diego and City of Chula Vista have entered into a Sewage Transportation Agreement which allows flows exclusively from the Otay Ranch in the County of San Diego.
Policy 2 Semi-rural residential lots shall meet the following criteria:	The Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use policies, Section III. B.
<ul style="list-style-type: none"> a) All lots should have imported water and be able to provide for on-site sewage disposal. b) All future subdivisions of 20 or more lots should provide a minimum of 5% of the land in open space in addition to deeded lots. c) Road and street improvements should conform to the goals and policies as set forth under the Mobility Element of the County General Plan and the Mobility chapter of this document. d) New development should provide for equestrian trails as designated on the County Trails Master Plan. e) All future developments should meet County standards for lot design and street patterns. f) All utilities should be underground unless unfeasible. g) Clustering is permitted under the following circumstances: 	<p>All lots are within the Otay Water District boundaries for water service. See Policy 1 regarding sewer.</p> <p>Consistent. The Otay Ranch RMP Preserve exceeds this 5% requirement.</p> <p>Consistent. See Mobility Element County General Plan Consistency Analysis above.</p> <p>Consistent. See County Policy M-11.8</p> <p>Consistent. See Specific Plan for standards and waivers as required per County standards.</p> <p>Consistent. Utilities are underground.</p> <p>Not Applicable. Due to size and complexities, the Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use policies, Section III. B.</p>

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
<ol style="list-style-type: none"> 1) Within the County Water Authority boundary when groundwater is not used. 2) Land not included within the clustered lots is reserved for permanent open space and an open space easement or fee title is granted to the County or a resource protection conservancy over such land. 3) On-site sewage disposal systems must be approved by the Health Department for immediate and long term usage. 4) The proposed development will have no adverse effect on the groundwater environment than would an equivalent non-clustered development as would otherwise be permitted in the subject land use category. 5) The proposed clustered development, including the open space areas, does not exceed overall density permitted without clustering by the County General Plan land use designation. 6) Proposed clustering development is compatible with the established community character. 7) The minimum lot size for clustering is one net acre for land designations SR-1, SR-2 and SR-4; and two net acres for land use designation SR-10. 	
RURAL RESIDENTIAL	
Policy 3 There should be no more than one dwelling per ten acres outside the County Water Authority boundary and Rural Villages.	<i>Not Applicable.</i> Due to size and complexities, the Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use policies, Section III. B.
Policy 4 The clustering of dwelling units is compatible in the rural areas under the following circumstances.	<i>Not Applicable.</i> Due to size and complexities, the Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use policies, Section III. B.
<ol style="list-style-type: none"> a) The minimum lot size for clustering is four net acres for land use designations RL-20, RL-40, RL-80, RL-160. b) Land not included within the clustered lots is reserved for permanent open space, and an open space easement or fee title is granted to the County or a resource protection conservancy over such land. 	

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APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>c) On-site sewage disposal systems must be approved by the Health Department for immediate and long-term usage.</p> <p>d) The proposed development will have a no more adverse effect on the groundwater environment than would an equivalent non-clustered development as would otherwise be permitted in the subject land use category.</p> <p>e) The proposed clustered development, including the open space areas, does not exceed the overall density permitted without clustering by the County General Plan land use designation.</p> <p>f) Proposed clustered development is compatible with the established community character.</p>	
<p>Policy 5 Residential development outside the County Water Authority boundary should be limited to densities consistent with the County Groundwater Ordinance. The clustering of dwelling units is acceptable in areas that use groundwater, as long as they meet the provisions of the County Groundwater Ordinance.</p>	<p>Not Applicable. The Land Exchange Alternative is within the County Water Authority Boundary.</p>
COMMERCIAL	
<p>Policy 6 The major business center for the Subregion should be limited to one centralized area as generally defined by Highway 94 and Jefferson. Other commercial areas should be neighborhood type.</p>	<p>Consistent. The Land Exchange Alternative has 15,000 square feet of neighborhood serving commercial and is consistent with the Otay Ranch GDP/SRP land use policies.</p>
<p>Policy 7 Commercial development should retain the rural character of the Subregion and meet the following criteria:</p> <p>a) Structures limited to two stories in height</p> <p>b) Permanent exterior signs should be limited in size to 32 square feet and should have only indirect lighting. No sign shall have blinking lights.</p> <p>c) Non-permanent signage, such as inflatable advertisement, shall be limited to 90 days per year.</p>	<p>Consistent. Structures are limited to two story heights, except for architectural features. See Specific Plan, Village Design Plan and Development Regulations regarding site plan review, signage, parking lighting etc.</p>

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APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>d) Site Plan review should be done by the County, whenever possible, in order to guarantee the rural character of the community is met and to minimize conflicts between the commercial and adjoining noncommercial development in terms of traffic, parking, lighting, landscaping, and service delivery.</p>	
<p>Policy 8 Commercial development should be discouraged outside the designated Village Boundary areas and should only be approved in the rural areas under the following conditions:</p> <p>a) The circulation and access needs can be met adequately.</p> <p>b) Neighborhood commercial development will not cause adverse impact on neighborhood properties.</p> <p>c) Site Plan review and appropriate landscaping be required.</p>	<p>The Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use policies, Section III. B.</p>
AGRICULTURE	
<p>Policy 9 Agricultural activities are essential in maintaining the existing rural life of the community. Therefore, the community encourages all types of agricultural activities, large or small, which provide a local or regional source of food/fiber/or livestock and when water and land resources are available.</p>	<p><i>Not applicable.</i></p>
<p>Policy 10 Strongly support a study of the long-range availability of groundwater for agricultural uses.</p>	<p><i>Not applicable.</i></p>
<p>Policy 11 Keeping animals and other agricultural land uses on residential parcels of one acre or larger is desirable. As land holdings increase in size, the number of animals permitted should be increased. Land use regulations permissive enough to allow such agricultural uses are appropriate throughout the community.</p>	<p><i>Not applicable.</i></p>
<p>Policy 12 Encourage agricultural preserves and land conservation contracts in the Jamul/Dulzura Subregion unless the land is unsuitable for any type of agricultural use.</p>	<p><i>Not applicable</i></p>

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APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policy 13 Encourage the cooperation of federal and State agencies, along with the local government, to promote agricultural development through the use of soil and water conservation projects.	<i>Not applicable</i>
Policy 14 Agricultural businesses, such as wineries, custom butchering, smokehouses, and fruit and vegetable packing, are appropriate in areas designated Semi-Rural 4 or lower densities, when compatible with existing development.	<i>Not applicable</i>
SPECIFIC PLANNING AREA – OTAY RANCH	
Policy 15 The development policies for the Otay Ranch project are contained in Volume 2 or the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the Jamul/Dulzura Plan Text apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies contained in Volume 2 of the Otay Subregional Plan Text shall take precedence.	<i>Consistent.</i> See Otay Ranch GDP/SRP Consistency Analysis above.
MOBILITY	
Goal 1 Develop a transportation system that provides for safe, efficient travel throughout this rural community and preserve the beauty, quality, and rural character of the Jamul/Dulzura Subregional Planning area.	
Policy 1 Road design within the community shall be compatible with topography and landscape and minimize grading. All road improvements shall be designed to maximize environmental and aesthetic considerations.	<i>Consistent.</i> See consistency analysis for County General Plan Policies M-2.3, M-4.3, M-4.5
Policy 2 County policies that provide for replacement of all healthy, mature trees lost during highway maintenance or improvement projects shall be strictly enforced.	<i>Consistent.</i> The Land Exchange Alternative shall replace all healthy, mature trees lost during highway maintenance or improvement projects.
Policy 3 All subdivisions, residential and commercial, shall incorporate asphaltic berms, in lieu of concrete curbs and gutters, unless concrete curbs and gutters are required because of the grade of the road, and graded walkways instead of concrete sidewalks.	<i>Consistent.</i> Most of the internal roads are private. The grade on the public roads require concrete curbs and gutters.

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policy 4 Locate major roads, to be constructed in the future, so as to by-pass rather than divide residential neighborhoods.	Consistent. See consistency analysis for Otay Ranch GDP/SRP Policy “Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community.”
Policy 5 In order to keep the rural character of the community, it is important to retain the dark skies. Therefore, street lighting should be of the type to reflect downward only. Such lighting, when required, should be located at street intersections, ends of cul-de-sacs, and other locations as necessary for safety only.	Consistent. The Land Exchange Alternative will comply with the San Diego County Code of Regulatory Ordinances, Sections 51.210 – 51.209, Light Pollution Code.
Policy 6 Require all new development to plan for secondary emergency access routes as adjacent parcels may develop in the future.	Consistent. The Land Exchange Alternative provides secondary emergency access routes. See Fire Protection Plan and County General Plan Policy M-3.3.
Policy 7 Encourage the establishment of secondary/emergency exit routes to existing development.	Consistent. The Land Exchange Alternative provides secondary emergency access routes. See Fire Protection Plan and County General Plan Policy M-3.3.
Goal 2 Automobile and non-motorized modes of travel are accommodated within the planning area.	
Policy 8 Support the construction of a local road network, which is designed to service the existing land use pattern and the future community development.	Consistent. See County General Plan Policy M-3-1,
Policy 9 Funding priority shall be given to maintaining the existing road system in good condition. The construction of new or the upgrading of existing roads, as shown on the Mobility Element, shall not be accomplished until their need has been demonstrated to the Jamul/Dulzura Community Planning Group. This shall be done by an annual evaluation of the Department of Public Work’s multi-year Capital Improvements Program for this Planning Area.	Consistent. See County General Plan Policies LU 12.3 and M-3.2.
Policy 10 The development of public transportation to the Jamul/Dulzura area from El Cajon, Rancho San Diego, and San Diego is recognized as desirable. A study in the feasibility of extending the life line bus service in the community should be encouraged.	Consistent. See County General Plan Policy M-8.5

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
Policy 11 Residential development shall be designed with equestrian trails and foot paths as an integral part of the project. In addition, permission should be granted for short-term use of portions of Mobility Element road easements for equestrian trails until such time as full road improvements are necessary.	Consistent. See County General Plan Policies M-4.1, M-4.3
Policy 12 Support the design and construction of safe, attractive pedestrian, bicycle, and equestrian crossings at logical points of major thoroughfares. In particular, the junctions of Highway 94 and Jefferson and Skyline Truck Trail and Lyons Valley should have crossings.	Not applicable
Goal 3 A local road system that is safe and efficient.	
Policy 13 Include fire safe road standards as criteria for County evaluation of proposed road and subdivisions.	Consistent. See County General Plan Policies M-3.3, M-4.4
Policy 14 Road built to the County rural public road standards should be accepted into the County's maintained road system, when applicable.	Consistent. Public roads will be accepted into the County's maintained road system.
Policy 15 Encourage the elimination of safety hazards caused by direct access of traffic onto major arterial or collector streets. In particular, new commercial development shall have limited access on such roads. Consideration should be given to a method of limited access along State Highway 94 in the Steel Canyon area as traffic increases and congestion occurs.	Consistent. See County General Plan Policies M-2.2, M-4.3
RECREATION	
Goal 4 Support the establishment of improved recreational facilities in the Jamul/Dulzura Planning Area that will meet the distinctive needs of the community and enrich the lives of the residents.	
Policy 1 The early identification and acquisition of local recreation sites in order to reduce costs is encouraged	Not applicable. No acquisition necessary as parks are provided as development exactions.

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
<p>Policy 2 Park development should be in the form of active recreation (i.e., multi-purpose play fields, community center, horse staging areas). The development of passive recreation (i.e., picnic grounds, open space) should be highly restricted. It is the strong belief of the citizens that the community's ultimate density provides for adequate open space by the individual landowners.</p>	<p>Consistent. See Specific Plan – Parks and Recreation Master Plan Chapter III.F. See also County General Plan Policies COS-21.1, 21.2</p>
<p>Policy 3 – The highest priority for recreation is the development of a community activity center near the Jamul town center to serve as a social focal point. Any proposal for such a center should include facilities for the keeping of historical artifacts and photographs and a listing of historic structures and their location.</p>	<p>Not applicable. The Land Exchange Alternative does not propose a Jamul town center.</p>
<p>Policy 4 The possibilities of developing State and federal land, as well as County or local district land, should be investigated in order to limit park costs. It would be considered ideal for local parks to located adjacent to other public facilities, such as schools, fire stations, State parks, or County road stations, to allow for common sharing of facilities as well as common policing.</p>	<p>Consistent. The Land Exchange Alternative will locate parks on-site, at no cost to the public. Parks are located adjacent to other public facilities, wherever feasible.</p>
<p>Policy 5 The establishment of an appropriate entity to provide for park and recreation facilities, services, maintenance, and operation as well as other need public facilities for the community is considered important for the general goals of the Plan to be met.</p>	<p>Consistent. The public parks and recreation facilities will be maintained and operated by an appropriate entity. See Specific Plan, Public Facilities Financing Plan.</p>
<p>Policy 6 Utilization of all potential sources of funding and aid that will improve the availability of youth recreational facilities and educational activities of all age groups should be encouraged.</p>	<p>Consistent. All potential funding sources will be encouraged.</p>
<p>Policy 7 Strick controls for prohibiting off-road vehicle use in other than specifically designated areas is highly desirable.</p>	<p>Consistent. The Land Exchange Alternative will prohibit off-road vehicle use. Common areas within the Land Exchange Alternative will be maintained by a Homeowner's Association and enforced via the CC&Rs. The Otay Ranch Preserve will be maintained by the Preserve Owner Manager (POM).</p>
<p>Policy 8 Private enterprise should be encouraged to provide additional recreational facilities for the community. Examples of such facilities are tennis and handball courts, swimming pools, picnic areas, etc.</p>	<p>Consistent. Private recreational facilities are provided in the Land Exchange Alternative, including swim clubs, private parks and recreational areas. See Specific Plan Parks and Recreation Master Plan Chapter III.F.</p>

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
CONSERVATION	
Goal 5 Environmental resources in the Jamul/Dulzura area that are carefully managed to maintain them for future needs.	
Policy 1 Require the preservation of diverse, viable natural habitats, and aesthetic resources, such as scenic rock outcroppings, ridge tops, and mountain peaks.	Consistent. See County General Plan, Conservation Element, Policies COS-1.1 to 1.9 and COS-2.1 and 2.2 consistency analysis.
Policy 2 – Protect sensitive biological, archaeological, aesthetic, mineral, and water resources within Resource Conservation Areas (RCAs) identified in the Plan.	Not applicable. The Land Exchange Alternative is not in an RCA.
Policy 3 – Strict controls over land uses in areas not served by imported water should be supported in order to ensure the long-term availability of groundwater resources.	Not applicable. The Land Exchange Alternative is served by imported water from Otay Water District.
Policy 4 – A large scale groundwater study in the Jamul/Dulzura Subregional Plan Area to clearly evaluate the capabilities of the local groundwater supply should be prepared at the earliest possible date.	Not applicable. The Land Exchange Alternative is served by the imported water from the Otay Water District.
Policy 5 – Historical buildings should be identified.	Not applicable. The Land Exchange Alternative has no historical buildings.
Policy 6 Standards should be developed for control over light pollution to preserve the dark sky characteristics of the Jamul/Dulzura Subregion.	Consistent. The Land Exchange Alternative will comply with the San Diego County Code of Regulatory Ordinances, Sections 51.210 – 51.209, Light Pollution Code.
Policy 7 Discourage development in areas with geologic hazards, such as landslide prone soils and seismic risks.	Consistent. See County General Plan Policies LU-6.10, S-7.10
SCENIC HIGHWAYS	
Goal 6 The designation of a scenic highway system that provides attractive and scenic travel routes within the Jamul/Dulzura Subregional area.	
Policy 1 The scenic highway corridors in the Jamul/Dulzura Subregional Area designated in the County General Plan Conservation and Open Space Element include:	Consistent. Proctor Valley Road is a scenic highway as specified in the Jamul/Dulzura Subregional Plan, the County General Plan and the Otay Ranch GDP/SRP.

JAMUL/DULZURA SUBREGIONAL PLAN

APPLICABLE GOALS AND POLICIES	CONSISTENCY ANALYSIS
State Route 94, Lyons Valley Road, Skyline Truck Trail, Proctor Valley Road, Honey Springs, and Otay Lakes. In addition to these scenic highway corridors, Lawson Valley Road is a scenic corridor that is also important to the community	
Policy 2 The route identified above, and those identified in the Conservation and Open Space Element, should be protected by the application of a “S” Scenic designator.	Consistent. Proctor Valley Road will be protected by the application of a “S” Scenic designator.

C. OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

The County of San Diego General Plan includes the Otay Subregional Plan (Otay Ranch GDP/SRP), Volumes 1 and 2, as a local community plan element. The Otay Ranch GDP/SRP contains goals, objectives and policies to guide development of Otay Ranch. Many policies apply generally to any development within Otay Ranch; while some are specific to individual villages. The goals, objectives and policies contained in the Otay Ranch GDP/SRP that relate specifically to development of the Village 14 and Planning Areas 16/19 are listed and analyzed below. The Consistency Analysis evaluates the extent to which the proposed Specific Plan and related County General Plan amendments and other discretionary actions conform to the Otay Ranch GDP/SRP policies specific to the Village 14 and Planning Areas 16/19.

The following terms will be utilized in the Otay Ranch GDP/SRP Consistency Analysis:

1. Village 14 and Planning Areas 16/19 - Land Exchange EIR Alternative (Land Exchange Alternative)
2. Village 14 and Planning Areas 16/19 – Land Exchange EIR Alternative Specific Plan (Specific Plan)
3. Village 14 Design Plan (Village Design Plan)
4. Otay Ranch General Development Plan/Subregional Plan, Volume II (Otay Ranch GDP/SRP)
5. MSCP County Subarea Plan, South County Segment (MSCP County Subarea Plan)
6. Otay Ranch Resource Management Plan (RMP)
7. Rancho Jamul Ecological Reserve¹⁴

¹⁴ The Rancho Jamul Ecological Reserve is a component of the County MSCP multi-habitat preserve system in southwestern San Diego and is the State of California's contribution to the County MSCP.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
PROCTOR VALLEY VILLAGE	
VILLAGE CHARACTER POLICIES	
<p>The village character should be guided by the following qualities and characteristics unique to this village.</p> <ul style="list-style-type: none"> • Topography • Location between two mountains • Transition to Jamul • Views to San Miguel and Jamul Mountains, and distant views to Mexico • Recreational Theme • Resources • Synergism with Jamul Planning Area. 	<p>Consistent. The character of the Land Exchange Alternative is guided by the location of the development area between two mountains that form a broad isolated valley. The topography provides an opportunity to place the highest density residential and the activity center of the Land Exchange Alternative within the valley. This creates a walkable Village Core at the heart of the village. Density and intensity of uses decrease away from the Village Core, with the largest single family lots planned at the perimeter, adjacent to RMP Preserve open space. The neighborhoods are designed to take maximum advantage of views to the San Miguel and Jamul mountains through lot orientation and grade separation between lots.</p> <p>The Specific Plan establishes an active lifestyle and wellness recreation theme implemented through an extensive system of public parks, private swim clubs, a senior activity center, a community facility and private pocket parks distributed throughout residential neighborhoods. All residents have access to a recreation facility within ½ mile of their homes. In addition, the 3.0-mile park-to-park loop network connects residential neighborhoods to public and private parks.</p> <p>The Land Exchange Alternative includes RMP and MSCP Preserve Boundary Adjustments and an associated land exchange which will convert development and limited development areas to RMP Preserve, creating large blocks of contiguous open space, containing sensitive resources, surrounding the Land Exchange Alternative. In addition, the Land Exchange Alternative includes approximately 1,748.8 acres of RMP Preserve. Up to approximately 654.5 acres will be conveyed to the POM, consistent with the RMP Preserve Conveyance requirements.</p> <p>With the boundary adjustments and Land Exchange eliminating most of development area within the Planning Areas 16/19, synergism with the Jamul Planning Area is no longer relevant; however, Village 14 remains a transitional community between the more intense development to the south within the City of Chula Vista and the rural town of Jamul to the north.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
The designation of this village as low intensity is intended to establish the character for the valley, and is not intended to prohibit the use of areas of higher density associated with the village core.	Consistent. The Land Exchange Alternative focuses the higher density and intensity land uses within the valley and the lower intensity, large-lot single family uses at the perimeter.
Medium and Low-Medium density residential uses should be located in areas in the immediate vicinity of the village core. Densities of remaining residential areas (comprising the bulk of total residential acreage) should decrease as these areas radiate from along Proctor Valley Road toward the Salt Creek and Jamul areas. In hillside areas, development should be clustered to provide lower densities on steeper slopes.	Consistent. The Land Exchange Alternative locates both medium and low medium density residential uses within the Village Core and in neighborhoods surrounding the Village Core. Residential densities decrease as development moves away from the Village Core, with the largest lots planned at the perimeter.
The unique characteristics of Proctor Valley, in particular the isolated wide valley, presents an opportunity for specialized recreational land uses.	Consistent. The Land Exchange Alternative establishes an active lifestyle and wellness recreation theme, through the provision of an extensive system of public parks, private swim clubs, a senior activity center, a community center within the Village Core and pocket parks distributed throughout the residential neighborhoods. An internal pedestrian network includes a 3.0-mile park-to-park loop system, connecting the public and private parks. A Community Pathway is planned along the 4.5-mile length of Proctor Valley Road, which connects the communities of Jamul and Chula Vista.
Final development areas shall be adjusted to accommodate the width of regional wildlife corridors. Affected dwelling units can be transferred to less environmentally sensitive areas during SPA level planning.	Consistent. The Land Exchange Alternative includes an MSCP and RMP Boundary Adjustments and an associated Land Exchange which converts development and limited development areas to RMP Preserve, creating large, contiguous open space areas. Further, the Land Exchange Alternative limits development to Village 14 within less environmentally sensitive areas. The proposed Otay Ranch GDP/SRP Amendment will result in improved RMP Preserve design, facilitate wildlife movement, significantly increase the overall size of the RMP Preserve system, reduce edge conditions and increase overall coastal sage scrub preservation.
The most northern residential area should provide a transition to the more rural areas to the northeast, incorporating the larger lots next to the open space corridors.	Consistent. Larger single-family lots are planned within the northern portion of the Land Exchange Alternative adjacent to open space areas, providing a transition to the large blocks of contiguous RMP Preserve open space resulting from the proposed MSCP and RMP Boundary Adjustments and Land Exchange.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community.	Consistent with the Otay Ranch GDP/SRP Amendment. The Land Exchange Alternative includes an Otay Ranch GDP/SRP Amendment to reclassify Proctor Valley Road from a 4-Lane Major Road to a 2-Lane Light Collector from the existing improved limits to the west, through the Land Exchange Alternative to the north. Reduced speeds are anticipated through the Village Core to increase pedestrian safety and avoid conflicts with activities within the Village Core. Five roundabouts are planned at key intersections with Proctor Valley Road and neighborhood access points slow traffic to 25 mph.
All buildings should be low profile and predominantly horizontal in nature.	Consistent. Residential development will be one and two-story structures. The Village Design Plan and Development Regulations provide guidelines for building height, scale, bulk, and landscape elements.
Utilize building colors which harmonize with the natural surroundings.	Consistent. The Village Design Plan includes guidelines that require building materials and colors that harmonize with the surrounding natural open space areas.
VILLAGE CORE POLICIES	
Create a village core with sufficient intensity to provide facilities needed to establish a community focus: a viable commercial center, elementary school, multi-family residential uses, parks and a focal point for public assembly.	Consistent. The Land Exchange Alternative includes a synergistic mix of land uses within the Village Core. The Village Core is in the heart of the Land Exchange Alternative and includes: <ul style="list-style-type: none"> • An elementary school; • Village Green (Public Park); • Mixed Use Village Square containing up to 15,000 sq. ft. of commercial/retail uses, a community center and 54 multi-family units • A Medium Density Multi-Family Residential Neighborhood; • A Medium High Density Multi-Family Residential Neighborhood; and • Public Safety Site planned to accommodate a fire station and Sheriff's storefront.
The village core will include a variety of housing types. Residential uses up to medium density (6-11 du/acre) are appropriate close to the village core. Affordable housing may be accommodated through limited high intensity housing in the village core. Affordable housing will be provided in accordance with the provisions of the Otay Ranch GDP/SRP Housing Chapter (Part II, Chapter 3).	Consistent. The Village Core includes a higher density residential site planned to accommodate detached courtyard homes, while the multi-family site is planned to accommodate an attached townhome product.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	<p>The Mixed-Use site is planned to accommodate 54 multi-family units within the Village Core, containing the most intense land uses in Village 14. This multi-family product type provides a unique residential building type and style.</p> <p>The Specific Plan includes development regulations and design guidelines that accommodate various building types and styles.</p>
PARKS AND OPEN SPACE POLICIES	
<p>Conservation and wildlife corridors shall be incorporated into the design and may also serve to separate the village development areas from surrounding areas. The design and location of these wildlife corridors should be consistent with the Wildlife Corridor Study and the RMP. Wildlife corridors may be added or widened, as a result of the study, reducing development acreage (see Section E, Implementation for Density Transfer provisions).</p>	<p>Consistent with Otay Ranch GDP/SRP Amendment. Two open space corridors extend through the Land Exchange Alternative to protect habitat connections between the MSCP County Subarea Plan Preserve, Chula Vista Subarea Plan Preserve, the National Wildlife Refuge, the Rancho Jamul Ecological Reserve and the City of San Diego MSCP Cornerstone properties. This MSCP Preserve corridor contains high-quality natural habitats, including vernal pools and coastal sage scrub. The Land Exchange Alternative eliminates the majority of development within Planning Areas 16/19, and limits development to Village 14</p>
<p>Building and landscape materials used in this area should reflect the natural environment and be complimentary to the existing natural setting.</p>	<p>Consistent. The Village Design Plan includes guidelines that require the use of building colors and materials that harmonize with the surrounding natural open space areas. In addition, the Village Design Plan and the Preserve Edge Plan establish a landscape palette compatible and complementary to the existing surrounding natural setting.</p>
<p>In keeping with the low intensity character and isolated setting, development should reflect the natural landforms, with natural contour grading techniques employed including:</p> <ul style="list-style-type: none"> • Recontouring and slope variation. • Smooth transitions at tops of slopes, rather than harsh geometric slope banks and pads. • Rounded, finished contours. 	<p>Consistent. The Village Design Plan establishes grading guidelines which include landform grading techniques to reflect the natural landform and minimize grading impacts. Where significant landforms are modified during grading, the landform would be rounded to blend into the natural grade. Manufactured slope faces over 25 feet are to be varied to avoid excessive “flat planed” surfaces or contoured through the placement of landscape materials.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
OTHER PROCTOR VALLEY POLICIES	
<p>Village Fourteen shall not be approved until a publicly or privately-initiated General Plan Amendment (GPA) has been processed for the adjacent properties which identifies the ultimate land uses; the needed services, facilities and roads, a drainage plan for reservoir protection; and how sensitive resources will be preserved. As an alternative to an approved GPA for the adjacent properties, the Village Fourteen analysis shall include the long term land uses, residential densities, and facility/service requirements for those adjacent properties that relate to the Village Fourteen Proctor Valley Specific Planning Area.</p>	<p>Consistent. The County of San Diego prepared a comprehensive General Plan Update (General Plan 2020) which included Village 14, Planning Areas 16/19 and adjacent properties. The County Board of Supervisors approved General Plan 2020 in August 2011.</p>
<p>Important view corridors to natural landforms should be identified at the SPA level and be addressed in the final project design.</p>	<p>Consistent. The Land Exchange Alternative maximizes view opportunities from single family neighborhoods and public parks to adjacent natural landforms. Scenic values extend through Proctor Valley. View of the Arroyo, San Miguel and Jamul Mountains are preserved. The Land Exchange Alternative contains undulating open space areas along Proctor Valley Road which will be preserved. Proctor Valley Road is designated a scenic roadway in the Otay Ranch GDP/SRP. The Proctor Valley Road alignment seeks to preserve significant rock outcroppings and landforms and preserve views to Upper Otay Reservoir.</p>
<p>Site layout should create or enhance views from homesite.</p>	<p>Consistent. Homes are oriented to promote views of the surrounding mountains and are limited to two stories. The terraced nature of the development will promote views across Proctor Valley to adjacent open space areas.</p>
<p>Grading (large cut/fill slopes in particular) should be minimized.</p>	<p>Consistent. The Village Design Plan contains landform grading guidelines which must be implemented within the Land Exchange Alternative.</p>
<p>Landform grading guidelines shall be developed as part of the overall Ranch Design Plan and further refined in the Village Design Plan at the SPA level.</p>	<p>Consistent. The adopted Otay Ranch Overall Design Plan and Village Design Plan include grading guidelines including contour grading and manufactured slope to natural slope transition techniques.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Residential and recreational building should be designed to harmonize with the existing topography. Hillside sites should be designed to take advantage of the opportunities to create outdoor decks, terraces and viewing areas.	Consistent. The Village Design Plan includes both residential and non-residential development and siting planning guidelines. In addition, the Fire Protection Plan provides guidance regarding allowable uses at the perimeter of development within the Land Exchange Alternative. Overlook Park has been designed to include contemplative viewing areas to take advantage of views into and across the RMP Preserve open space areas.
Split level pads should be utilized wherever feasible, to help minimize manufactured slopes.	Consistent. Grading split lots in this terrain will be difficult and more expensive. Cut lots are not anticipated to exist after remedial grading due to the geologic units present within the Land Exchange Alternative which are predominantly comprised of hard rock, oversize rock and expansive clays. Over-excavation and replacement with compacted fill soils is recommended for lots that expose these materials at or near design grade. This over-excavation will necessitate that the lot split be removed and replaced with a drain stabilization fill. To accomplish this, substantially more grading would be required for each lot. In hard rock regimes, secondary blasting and/or use of large excavators equipped with rock breakers/hoe rams would be necessary to facilitate construction of the stabilization fills. In addition, each lot split slope will have a subterranean drain system requiring additional long-term maintenance for future homeowners. Failure to maintain these drainage systems can lead to post-grade seepage, slope instability and structural distress to the residence and associated improvements.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	<p>Construction of homes across a lot split presents significant challenges from a geotechnical and structural engineering perspective, particularly as it relates to differential settlement/movement and drainage. From geotechnical perspective, it is recommended that structures uniformly bear on the same material across entire structural footprint to help minimize distress related to differential settlement/movement. This may require additional grading/over-excavation and replacement with compacted fill where deepened foundation elements are planned. Residential structures are typically built across a lot split utilize a restrained wall to accommodate the elevation difference. These walls require 'select' free draining soils for backfill which are not widely available onsite. Import of soils for select structural backfill should be anticipated. Waterproofing and drainage will be required for these walls presenting additional long-term homeowner maintenance. Another issue is the presence of expansive clays onsite. Fills comprised of expansive soils are typically mitigated by utilizing post-tensioned foundation systems. These foundation systems are not feasible or their efficacy drastically diminished when used in a split lot configuration. This may necessitate removal and replacement of expansive soils or use of deep foundation systems which are typically cost prohibitive</p>
The provision of sewer service is not precluded in Village Fourteen	<p>Consistent. Sewer service to the Land Exchange Alternative will be provided through the San Diego County Sanitation District via the Salt Creek Interceptor (City of Chula Vista). The County of San Diego and City of Chula Vista entered into a Sewage Transportation Agreement that allows exclusive flows from the Otay Ranch, including the Land Exchange Alternative, to be conveyed through the Salt Creek Interceptor. The Salt Creek Interceptor has enough capacity to accommodate flows from the Land Exchange Alternative.</p>
JAMUL RURAL ESTATE AREA POLICIES (Planning Areas 16/19)	
VILLAGE CHARACTER POLICIES	
Define general building sites at the SPA level	The Land Exchange Alternative does not include residential development within the Jamul Rural Estate Area, therefore compliance is not required at this time.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Limited Development Areas may be included within private lots with no development allowed. Roads and utilities are anticipated to cross or lie within these areas	The Land Exchange Alternative does not include residential development within the Jamul Rural Estate Area, therefore compliance is not required at this time. The majority of both development and Limited Development Areas have been converted to RMP Preserve as part of the Land Exchange Alternative.
Adjust development areas based on wildlife corridors.	Consistent. The Otay Ranch GDP/SRP approved in 1993 is consistent with the Baldwin Wildlife Corridor Study (1992) prepared by Ogden, therefore the 1993 Otay Ranch GDP/SRP reflects the widened wildlife corridors. The Land Exchange Alternative is consistent with the wildlife corridors in the Otay Ranch GDP/SRP. In addition, the Land Exchange Alternative includes amendments to the County General Plan, Otay Ranch GDP/SRP and RMP and MSCP County Subarea Plan boundary adjustments to eliminate the majority of development within Planning Areas 16/19 which results in a reconfigured RMP Preserve that enhances and expands local wildlife corridors L-3 and L-4 within the Land Exchange Alternative, by expanding the width to 3,600 feet and connecting the two local corridors within Planning Area 16.
Prepare architectural guidelines for homes, ancillary structures, fencing, landscaping and grading at the SPA level.	The Land Exchange Alternative does not include residential development within the Jamul Rural Estate Area, therefore compliance is not required at this time.
PARKS AND OPEN SPACE POLICIES	
Application of the 3 acres per 1,000 residents standard would result in the development of 3.7 acres of local parks in the Jamul Rural Estate Area. To satisfy this requirement, 2.5 acres of neighborhood parks/town square are planned. This obligation could be satisfied through the actual provision of a park within the rural estate area or the payment of park land dedication fees. The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC.	The Land Exchange Alternative would convert the portion of Planning Areas 16/19 under the Applicant's ownership from development to RMP Preserve; and therefore, there is no demand for parkland generated within the Applicant's ownership. However, small development areas remain within the portion of Planning Areas 16/19 owned by the State of California. These areas may satisfy park obligations through the payment of fees or development of parks.
The following policies will guide the design of parks and open spaces in the Jamul Rural Estate Area:	
Privately owned lots shall not extend into the management preserve identified in the RMP.	The Land Exchange Alternative does not include residential development within the Jamul Rural Estate Area; therefore, compliance is not required at this time.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Provide for wildlife corridors consistent with the conclusions contained in the Wildlife Corridor Study.	<i>Consistent with Otay Ranch GDP/SRP Amendment.</i> The Land Exchange Alternative is consistent with the Phase 2 RMP Wildlife Corridor Study (Appendix 3). The Land Exchange Alternative preserves the 1,300-foot-wide R-1 regional wildlife corridor per the Wildlife Corridor Study. In addition, the Land Exchange Alternative includes amendments to the County General Plan, Otay Ranch GDP/SRP and, RMP and County MSCP Subarea Plan boundary adjustments to eliminate the majority of development within the Planning Areas 16/19 which results in a reconfigured RMP Preserve area that enhances and expands local wildlife corridors L-3 and L-4 within Land Exchange Alternative, by expanding the width to 3,600 feet and connecting the two local corridors within Planning Area 16.
Provide setbacks and landscaping along Proctor Valley Road consistent with the area theme.	<i>Consistent with Otay Ranch GDP/SRP Amendment.</i> Proctor Valley Road (off-site north segment) has been realigned through the Planning Areas 16/19 to minimize impacts to sensitive environmental resources. Grading impacts have been reduced to create a more rural character for this segment between Village 14 and the community of Jamul. The 10' Community Pathway continues through Planning Areas 16/19 connecting to Jamul. In addition, an optional Primitive Trail provides an alternative passive connection from Village 14 to Jamul.
Provide for equestrian, bike and pedestrian connections into the adjacent open space areas.	<i>Consistent.</i> The Land Exchange Alternative includes a 4.5 miles of multi-purpose trails designated the Community Pathway. The Community Pathway is located along Proctor Valley Road and provides connections to nature trails within the RMP Preserve.
Maintenance of open space areas which are not included in the Resource Management Preserve shall be assured through a homeowners association or similar funding mechanism and addressed at the SPA level	<i>Consistent.</i> The Land Exchange Alternative anticipates the formation of a Community Facility District or other similar financing mechanism by the County to provide funding for the perpetual maintenance and management of Otay Ranch Preserve lands.
OTHER JAMUL RURAL ESTATE POLICIES	
Landform grading guidelines shall be developed as part of the Design Plan with the SPA. These shall address individual lot, road and other grading, and shall minimize grading in conjunction with lot development.	The Land Exchange Alternative does not propose development or grading within the Planning Areas 16/19, therefore compliance is not required.

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
Encourage the use of split pads to minimize grading, where feasible.	The Land Exchange Alternative does not propose development or grading within the Planning Areas 16/19, therefore compliance is not required.
Utilize rural road standards to minimize impacts from grading and to reinforce the proposed character of the area.	Consistent with Otay Ranch GDP/SRP Amendment. The off-site north Proctor Valley Road segment grading impacts and ROW have been reduced to reinforce the rural character of the area and minimize grading impacts on adjacent sensitive resources. This roadway segment eliminates median and parkway improvements and narrows the paved travel lanes. The Community Pathway is retained along one side of the roadway. The public roads are designed to public and private road standards.
The provision of sewer service is not precluded in Planning Areas 16 and 19.	Consistent A sewer line is planned within Proctor Valley Road to the northern limit of Village 14 development; however, the Land Exchange Alternative does not propose development within Planning Areas 16/19; therefore, sewer service is not planned for Planning Areas 16/19 as part of the Land Exchange Alternative. The County's sewer capacity in the Salt Creek Interceptor is limited to Otay Ranch.
OTAY RANCH GDP/SRP -- LAND USE GOALS	
Develop comprehensive, well integrated and balanced land uses, which are compatible with the surroundings.	<p>Consistent. The Specific Plan land use pattern integrates the land uses within the natural setting of Proctor Valley. The land uses include: a mix of single-family and multi-family residential neighborhoods, an elementary school, a public safety site, planned to accommodate a fire station and Sheriff's storefront, parks and recreation facilities and open space. Two single family neighborhoods are planned as age restricted +55 neighborhoods.</p> <p>The streets and buildings will be integrated into the natural topography on the hillsides. Neighborhood-serving land uses are located within walking distance of most residential neighborhoods. Landscaping will reference the historic agricultural setting with groves of trees and will sensitively transition between development areas and the natural RMP Preserve areas.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	Two open space corridors extend through the Land Exchange Alternative Area to establish a valuable habitat connection between the MSCP County Subarea Plan Preserve, Chula Vista Subarea Plan Preserve, the National Wildlife Refuge, the Rancho Jamul Ecological Reserve and the City of San Diego MSCP Cornerstone properties. This Preserve open space corridor contains high-quality natural habitats, including vernal pools and coastal sage scrub.
Environmentally sensitive development should preserve and protect significant resources and large open space areas.	<p>Consistent. The Specific Plan includes approximately 1,748.8 of Preserve land. As established in the Otay Ranch Phase 2 RMP, 1.188 acres of RMP Preserve land must be conveyed to the Otay Ranch Preserve Owner Manager for every acre of development, less common use areas, in conjunction with final map approval.</p> <p>Two open space corridors extend through the Land Exchange Alternative to establish habitat connection between the MSCP County Subarea Plan Preserve, Chula Vista Subarea Plan Preserve, the National Wildlife Refuge, the Rancho Jamul Ecological Reserve and the City of San Diego MSCP Cornerstone properties. This RMP Preserve open space corridor contains high-quality natural habitats, including vernal pools and coastal sage scrub.</p>
Reduce reliance on the automobile and promote alternative modes of transportation.	<p>Consistent. This policy is more applicable to the more intense development areas with the Otay Valley Parcel of Otay Ranch. The Otay Ranch GDP/SRP established Village 14 as a ‘transitional village’ between the more intensive development with Chula Vista and the rural community of Jamul. To the greatest extent feasible and considering its isolated location, the Specific Plan endeavors to accommodate the alternative mobility program described in the Otay Ranch GDP/SRP.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	<p>The land use plan includes a centrally located Village Core comprised of an elementary school, Village Green (public park) and Mixed-Use Village Square with up to 15,000 sq. ft. of commercial/retail uses, a Community Facility and 54 multi-family homes. The Village Core also includes a public safety site, a higher density residential site planned to accommodate detached courtyard homes and a multi-family townhome neighborhood. The Village Core is in the heart of Village 14, near residential uses to encourage pedestrian and bicycle travel as an alternative to the automobile. The Land Exchange Alternative provides for bicycle and pedestrian circulation. Pedestrian pathways and sidewalks are provided along all streets. The Specific Plan identifies the locations of potential future transit stops within the Village 14 core area.</p>
<p>Promote village land uses, which offer a sense of place to residents and promotes social interaction.</p>	<p>Consistent. The Village Core is comprised of an elementary school, Village Green (public park P-1), and a Mixed-Use Village Square (PP-5) containing up to 15,000 sq. ft. of commercial retail uses and 54 multi-family homes. The Village Core also includes a public safety site, a site planned to accommodate detached courtyard homes and a multi-family neighborhood planned for townhomes. Village Core land uses are linked with the surrounding single family residential neighborhoods through pedestrian network comprised of the Community Pathway and park-to-park loop. Village Core land uses provide opportunities for active recreation and serve as gathering spots for residents and visitors.</p>
<p>Diversify the economic base within Otay Ranch.</p>	<p>Consistent. The foundation for a diverse economic base within Otay Ranch lies within the Otay Ranch GDP/SRP which identified Planning Area 12 and the Eastern Urban Center within the City of Chula Vista as the urban heart of Otay Ranch, Industrial Planning Areas as the Ranch's job generators, a University Area, Urban Villages (Villages 1 through 11), Rural Estate Areas (Planning Areas 16 and 17) and Specialty Villages (Villages 13, 14 and 15). Village 14 is planned as a Specialty Village, as defined by the Otay Ranch GDP/SRP.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	<p>The Village 14 active lifestyle and wellness theme is implemented through the provision of land uses and facilities that promote physical, contemplative and social activities. The Specific Plan creates a mixed-use village containing neighborhoods within a variety of housing types and sizes including lots that accommodate executive-level homes. Higher priced larger lot homes were deemed necessary to achieve South County’s economic development strategies to attract value enhanced manufacturing and research opportunities. In addition, two neighborhoods are planned as age-restricted 55+ neighborhoods.</p> <p>The acquisition of Village 15 by conservation entities for conservation purposes and the conversion of the Planning Areas 16/19 (through implementation of the proposed land exchange) large lot development areas effectively eliminated 926 higher-end single family detached homes, making Village 14 an even more important component of the region’s economic strategy. The proposed Specific Plan is consistent with the policy by creating a range of single family neighborhoods to meet this need.</p>
Promote synergistic uses between the villages and town centers of the Otay Ranch to provide a balance of activities, services, and facilities.	<p>Consistent. The Land Exchange Alternative implements this goal by providing a unique combination of land uses, a mix of single-family and mixed use residential neighborhoods, an elementary school, a public safety site planned to accommodate a fire station and Sheriff’s storefront, and park and recreation facilities.</p>
OTAY RANCH GDP/SRP -- MOBILITY GOALS	
Provide a safe and efficient transportation system within Otay Ranch with convenient linkages to regional transportation elements abutting the Otay Ranch.	<p>Consistent. The Land Exchange Alternative implements this goal through an internal, local, and regional circulation network.</p> <p>The internal circulation concept provides adequate vehicular access, provides alternate routes to disperse traffic within the residential neighborhoods and provides connections to existing circulation element roads to the west and northeast of the Land Exchange Alternative. Proctor Valley Road is proposed for a maximum travel speed of 30 miles per hour. Five roundabouts are planned at key intersections with Proctor Valley Road and neighborhood access points slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks. This reduced speed will contribute to traffic calming and allow bicycles to travel on streets without designated travel lanes.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	<p>Primary local access to the Land Exchange Alternative is provided from the west by Proctor Valley Road, which also serves as a continuous link through Village 14 to the north to the community of Jamul.</p> <p>Regional access is provided by State Route 125 (SR-125), located approximately three miles to the west. Interstate 805 (I-805), approximately eight miles to the west provides secondary north/south access. SR-54, located approximately six miles to the northwest, connects to SR-125 and I-805 and provides regional east/west access. I-905, located approximately seven miles to the south, provides additional east/west access and connects to SR-125 and I-805. SR-94, located approximately three miles to the northeast, passes through Jamul and provides additional east/west access.</p> <p>The Specific Plan identifies the locations for potential future transit stops within the Village 14 Core area.</p>
<p>Achieve a balanced transportation system which emphasizes alternatives to automobile use and is responsive to the needs of residents.</p>	<p>Consistent. The circulation plan incorporates vehicular and non-vehicular modes of transportation. These facilities are designed to create an integrated system of roads, bike lanes, trails, and pedestrian pathways. Roads are arranged into a hierarchy, organized by function, to facilitate access within and around the Land Exchange Alternative. Road classifications are based on the General Plan classifications and have been refined to reflect the specific opportunities and constraints within the Land Exchange Alternative. An effort has been made, where feasible, to reduce street paving to slow the flow of traffic and create a pleasant walking environment.</p> <p>Traffic calming measures, including roundabouts, bay parking with landscape pop-outs and intersections neckdowns are planned throughout Village 14 to slow traffic and enhance bicycle and pedestrian access and circulation.</p> <p>The Specific Plan identifies the locations for potential future transit stops within the Village 14 Core area.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
OTAY RANCH GDP/SRP -- HOUSING GOALS	
<p>Create a balanced community exemplified by the provision of a diverse range of housing styles, tenancy types, and prices.</p>	<p>Consistent. The Land Exchange Alternative implements the goal of providing diverse housing types by providing eight single family lots sizes, each of which is anticipated to accommodate at least three unique floor plans for a minimum of 24 single family plans. Lot sizes range from 4,250 to over 10,200 sq. ft. Two single family neighborhoods are planned as age restricted 55+ neighborhoods. The Land Exchange Alternative also includes a residential site planned to accommodate detached courtyard homes and a multi-family site planned to accommodate townhomes.</p> <p>The Mixed-Use site is planned to accommodate 54 multi-family units in a mixed-use setting, adding variety to residential building types and styles.</p> <p>The Specific Plan includes development regulations and design guidelines that accommodate various building types and styles.</p>
<p>The provision of sufficient housing opportunities for persons of all economic, ethnic, religious, and age groups, as well as those with special needs such as the handicapped, elderly, single-parent families and the homeless.</p>	<p>Consistent. An Affirmative Fair Marketing Plan or participation in the San Diego County Building Association's Plan that describes outreach efforts and lending practices will be undertaken to attract prospective homebuyers and/or tenants in the proposed housing marketing area, regardless of gender, age, race, religion, handicap, or economic status, will be prepared prior to construction and sales of the housing within the Land Exchange Alternative.</p> <p>The Land Exchange Alternative is consistent with the manner in which the County Housing Element addresses reservations by income level. Pursuant to the implementation measures set forth in the Otay Ranch GDP/SRP, "after 1996, the reservations by income level shall be consistent with the policies and programs contained in the Housing Elements of the appropriate land use jurisdiction."</p> <p>See also the GPAR discussion of the types of residential uses (Section C.1) and the Project Description in the EIR.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
OTAY RANCH GDP/SRP -- PARKS, RECREATION, OPEN SPACE GOALS	
<p>Provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural, and aesthetic needs of project residents of all ages and physical abilities.</p>	<p>Consistent. The Land Exchange Alternative implements this goal through the Parks, Recreation, Open Space, Preserve and Trails Plan which 20.4 acres of public and private parks, including four public parks, ranging in size from 2.5 acres to 4.2 acres. Private park facilities include three swim clubs, a senior activity center, a community center and pocket parks distributed through single family neighborhoods. The public and private park system provides a variety of recreational experiences for all ages and physical abilities. In addition, the Land Exchange Alternative provides a pedestrian network connecting the Land Exchange Alternative to surrounding regional trails – the Community Pathway along Proctor Valley Road and the internal park-to-park loop network. Further, the Land Exchange Alternative includes conveyance of Preserve lands sufficient to satisfy the Otay Ranch Phase 2 RMP conveyance requirement that 1.188 acres of RMP Preserve land be conveyed per one acre of developable land, less common use areas. A multi-use pathway and pedestrian system is incorporated as mobility and recreation components of the Land Exchange Alternative.</p>
OTAY RANCH GDP/SRP -- CAPITAL FACILITY GOALS	
<p>Overall Goal</p> <p>Assure the efficient and timely provision of public services and facilities of developable areas of Otay Ranch concurrent with need.</p>	<p>Consistent. A Public Facility Financing Plan (PFFP) and Fiscal Impact Analysis (FIA) have been prepared in conjunction with the Land Exchange Alternative in compliance with the Otay Ranch GDP/SRP goal to assure the efficient and timely provision of services and facilities concurrent with need. The PFFP provides descriptions of public infrastructure, thresholds, financing mechanisms, phasing, and responsibilities for each facility. The FIA concludes that the Land Exchange Alternative generates an annual fiscal surplus to the County of approximately \$1,128,294 at buildout.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
<p>Drainage Facilities</p> <p>Provide protection to the Otay Ranch project area and surrounding communities from fire, flooding, and geologic hazards.</p>	<p>Consistent. The Specific Plan implements the drainage and runoff goals with the provision of a storm drain system which filters urban runoff from the developed areas before mixing it with natural runoff from the undeveloped portion. Thus, runoff will meet water quality requirements before draining to Upper Otay Reservoir. Drainage and urban runoff from the developed portion of the Land Exchange Alternative will drain to discharge locations via an internal storm drain system. First flush and dry weather runoff from developed areas will be diverted to biofiltration basins prior to discharge into Upper Otay Reservoir.</p> <p>In addition, a CEQA Drainage Study and a Priority Development Project Storm Water Quality Management Plan have been prepared for the Land Exchange Alternative to protect the water quality in Upper Otay Reservoir. The phasing and financing of the drainage facilities are addressed in the PFFP.</p>
<p>Sewerage Facilities</p> <p>Provide a healthful and sanitary sewerage collection and disposal system for the residents of Otay Ranch and the region, including a system designed and constructed to accommodate the use of reclaimed water.</p>	<p>Consistent. The Overview of Sewer Service for Otay Ranch Village 14 and Planning Areas 16/19 – Land Exchange EIR Alternative was prepared. Sewer service will be provided through the San Diego County Sanitation District via the Salt Creek Interceptor (City of Chula Vista). The County of San Diego and City of Chula Vista entered into a Sewage Transportation Agreement that allows flows exclusively from the Otay Ranch in the County of San Diego, including the Land Exchange Alternative, to be conveyed through the Salt Creek Interceptor. The Salt Creek Interceptor has enough capacity to accommodate flows from the Land Exchange Alternative.</p> <p>The phasing and financing of wastewater facilities are addressed in the PFFP.</p> <p>The City of San Diego has not allowed the use of recycled water on properties that are tributary to its drinking water storage reservoirs. The Land Exchange Alternative is situated above Upper Otay Reservoir and therefore, is not proposing to use recycled water.</p>
<p>Integrated Solid Waste Management Facilities</p> <p>Provide solid waste facilities and services which emphasize recycling of reusable materials and disposal of remaining solid waste so that the potential adverse impacts to public health are minimized.</p>	<p>Consistent. The Land Exchange Alternative implements this goal with a waste management system providing for curbside recycling and landfill capacity. Curbside pickup and recycling will be accomplished through contracting with a local service provider. The recyclables will be collected curb-side and disposed at the Otay Landfill.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	To promote recycling, it is anticipated that a waste service provider will offer different monthly trash service rates depending on the size of each trash container.
<p>Urban Runoff Facilities</p> <p>Ensure that water quality within the Otay Ranch Project Area is not compromised.</p>	<p>Consistent. The Land Exchange Alternative will be required to comply with the California Regional Water Quality Control Board San Diego Region Tentative Order R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100. Urban runoff will be diverted through state of the art biofiltration basins to clean urban storm flows prior to release to any natural drainage. T These biofiltration basins will also address flow-control hydromodification requirements to assure that post development flows do not exceed pre-development flows as required by the County’s Final Hydromodification Plan in effect at the time of project approval.</p>
<p>Ensure that the City of San Diego’s water rights within the Otay River watershed shall not diminish.</p>	<p>Consistent. The City of San Diego Source Water Protection Guidelines for New Development were published in January of 2004. The document set Best Management Practice Standards for new development within any of the watersheds tributary to City of San Diego Reservoirs. Village 14 is tributary to the Upper and Lower Otay Reservoirs and are therefore required to comply with the City Source Water Protection Guidelines.</p> <p>In the years after the 2004 City of San Diego Ordinance the California Regional Water Quality Control Board have required the urban runoff from all projects be treated to a greater threshold than those contemplated in the City Source Water Protection requirements. Village 14 will be designed in compliance with both the City of San Diego Source Water Protection Guidelines and the California Regional Water Quality Control Board San Diego Region Tentative Order R9-2013-0001as amended by R9-2015-0001 and R9-2015-0100.</p> <p>Urban runoff will be diverted through state of the art biofiltration basins to clean urban storm flows prior to release to any natural drainage. These biofiltration basins will also address flow-control hydromodification requirements to assure that post development flows do not exceed pre-development flows as required by the County’s Final Hydromodification Management Plan in effect at the time of project approval.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
<p>Water Facilities</p> <p>Ensure an adequate supply of water for build-out of the entire Otay Ranch project area; design the Otay Ranch project area to maximize water conservation.</p>	<p>Consistent. The Overview of Sewer Service for Otay Ranch Village 14 and Planning Areas 16/19 – Land Exchange EIR Alternative was prepared. The phasing and financing of water facilities are addressed in the PFFP.</p> <p>The Otay Water District (OWD) prepared and approved a Water Supply and Assessment Verification (WSAV) Report dated January 3, 2018 for the Proposed Project.</p> <p>OWD has not considered a similar WSAV for the Land Exchange Alternative. Nonetheless, while the Land Exchange Alternative would result in additional demand for water supply compared to the Proposed Project, OWD has already analyzed the potential impacts of this additional demand in its Program EIR dated August 2016 accompanying its 2015 Water Facilities Master Plan Update. The Program EIR assumed cumulative development of Otay Ranch Village 14 and Planning Area 16/19 at unit counts consistent with the existing GDP/SRP, which would accommodate the 1,530 units included in the Land Exchange Alternative. In fact, the Land Exchange Alternative would include a General Plan Amendment and Otay Ranch GDP/SRP Amendment to reduce the number of units in Village 14 and Planning Areas 16/19 from 2,123 to 1,626, a reduction of approximately 497 homes. In short, the Land Exchange Alternative would be consistent with, and could result in less water usage, than the projects assumed for the Project Area in the Program EIR for OWD's Water Facilities Maser Plan Update.</p> <p>The Land Exchange Alternative proposes to receive water service by expanding the existing 980 Zone within the Central Service Area of the Otay Water District. There are several major 980 Zone water system improvements within the Land Exchange Alternative that are identified in the Otay Water District's Capital Improvement Program.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	<p>Water conservation is maximized through implementation of strategies and measures in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Land Exchange Alternative and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. The Water Conservation Plan includes a Water Conservation Implementation section which provides a description of the processes and enforcement mechanisms related to water conservation within the Land Exchange Alternative, including HOA review and approval of landscape improvement plans and enforcement activities. The street parkways, parks, and open spaces implemented by the Specific Plan will utilize water conservation landscape practices. Additionally, all non-residential developments will provide water-efficient landscaping and water-efficient irrigation.</p> <p>The Specific Plan, therefore, conforms to the Otay Ranch GDP/SRP water goals and policies of the Public Facilities Element.</p>
<p>Water Reclamation Facilities</p> <p>Design a sewerage system which will produce reclaimed water. Ensure a water distribution system will be designed and constructed to use reclaimed water. Construction of a "dual system" of water supply will be required for all development where reclaimed water is used.</p>	<p>The City of San Diego has not allowed the use of recycled water on properties that are tributary to its drinking water storage reservoirs. The Land Exchange Alternative is situated above Upper Otay Reservoir and therefore, is not proposing to use recycled water.</p>
<p>Arts and Cultural Facilities</p> <p>Plan sites for facilities dedicated to the enhancement of the arts at the community level that can contain indoor and outdoor facilities capable of supporting community theater, training and exhibit of art and sculpture, musical training and concerts, film and cultural festivals, public meetings, and other community events.</p>	<p>Consistent. The Otay Ranch Facility Implementation Plan anticipated a multi-use cultural complex in the Eastern Urban Center of Otay Ranch. In addition, public art, artistic public improvements, stages for events will be visible in the design of the Land Exchange Alternative such as landscaping, gateways, signage, street lights, paving materials, fencing, street and park furniture, and other key focal points. These design issues are addressed in the Village Design Plan.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
<p>Childcare Facilities</p> <p>Provide adequate child care facilities and services to serve the Otay Ranch project area.</p>	<p>Consistent. The Specific Plan Development Regulations provide opportunities to locate and phase childcare facilities to meet the needs of the community. Childcare facilities may be located within private homes, commercial centers, offices, and/or adjacent to public schools, when appropriate.</p> <p>Home-based child care includes small family day care homes that serve 6 children and large family day care homes that serve 7-12 children. Consistent with County zoning and the Development Regulations, small family day care homes could potentially be located within all residential zones.</p> <p>Facility-based childcare may be non-profit or commercial facilities located in non-residential land use areas of the Land Exchange Alternative. The State of California has adopted regulations related to licensing, application procedures, administrative actions, enforcement provisions, continuing requirements, and the physical environment for child day care and day care centers. Child care facilities within the Land Exchange Alternative will comply with state and local regulations.</p>
<p>Health and Medical Facilities</p> <p>Ensure provision of and access to facilities which meet the health care needs of Otay Ranch residents.</p>	<p>Consistent. Based on existing and projected services provided in southern San Diego County, no additional acute hospital facility is needed to serve the Land Exchange Alternative. Both Scripps Memorial Hospital and Sharp Chula Vista Medical Center have the capacity to meet the medical needs of the residents. The area may also be served by Paradise Valley Hospital and private facilities. In the area of mental health, recent service trends indicate an increase in day treatment and out-patient services as an alternative to traditional therapy in a hospital setting. This change in service delivery compensates for increased service demand resulting from the Specific Plan population.</p>

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APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
	Build-out of the Land Exchange Alternative generates an incremental demand for additional nursing home beds. This demand could be met in existing nursing facilities within southern San Diego County. Build-out of the Land Exchange Alternative also generates the need for medical practitioners (doctors, dentists, chiropractors, and allied health professionals). Space for purchase or lease, which is accessible to the public and suitable for siting medical practitioner services, will be available within the commercial (for-profit) and Community Purpose Facility (CPF, non-profit) areas of the Eastern Urban Center, other areas of the Otay Valley Parcel in the City of Chula Vista and in the adjacent community of EastLake. In addition, these uses are permitted within the Land Exchange Alternative's Mixed-Use site.
<p>Community and Regional Purpose Facilities</p> <p>Designate areas within the Otay Ranch project area for religious, ancillary private, educational, day care, benevolent, fraternal, health, social and senior services, charitable, youth recreation facilities, and other county regional services.</p>	<p>Consistent. The Otay Ranch GDP/SRP identified the Eastern Urban Center as the location for regional services. The Land Exchange Alternative reserves approximately 11.1 acres of civic uses including a public safety site and an elementary school site. In addition, the Specific Plan includes four public parks located on approximately 13.5 acres and an additional 6.9 acres of private park and recreation facilities. The land uses identified above provide opportunities for community and social service facilities.</p>
<p>Social and Senior Facilities</p> <p>Ensure that Otay Ranch project area residents have adequate access to sources of governmental and private social and senior services programs.</p>	<p>Consistent. Social service programs are mandated by state and federal statutes and regulations and are largely funded from state and federal sources. The public sector provides many basic support services to needy segments of the population. At the regional level, the County of San Diego has the primary responsibility to provide social services to County residents. The Department of Social Services serves one out of every 11 County residents, or over 100,000 persons each month.</p> <p>There are numerous non-profit health and social service organizations located in the southern San Diego County area. The City of Chula Vista provides an adult literacy program, a Youth Action Program, and the Police Activities League program. The County Area Agency on Aging provides social and nutrition programs, legal services, ombudsman programs, and services to prevent or postpone institutionalization. The City of Chula Vista provides senior services and the Park and Recreation Department coordinates activities and programs at the Norman Park Senior Center.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
<p>Animal Control Facilities</p> <p>Ensure that the community of Otay Ranch is served by an effective animal control program that provides for the care and protection of the domestic animal population, safety of people from domestic animals, and the education of the public regarding responsible animal ownership.</p>	<p>Consistent. Animal control services and facilities for the Land Exchange Alternative are provided by the County Animal Health and Regulatory Services. Build-out of the Land Exchange Alternative generates a demand for additional facilities; however, no specific facilities are required for the development of the Land Exchange Alternative. The payment of property taxes, which contribute to the County General Fund that are allocated to the County Capital Improvement Program, assure the provision of required future facilities.</p> <p>The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Land Exchange Alternative will generate surplus tax revenues to the County of San Diego; therefore, more tax revenues than is necessary to serve demand will be generated by the Land Exchange Alternative. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by the Land Exchange Alternative. Additionally, the Otay Ranch GDP/SRP obligates the Land Exchange Alternative to contribute its proportionate fair share to any regional impact fee program, if one were to be established.</p>
<p>Civic Facilities</p> <p>Assure the efficient and timely provision of public services and facilities to developable areas of the Otay Ranch project area concurrent with need, while preserving environmental resources of the site and ensuring compatibility with the existing character of surrounding communities, integrate different types of public facilities where such facilities are compatible and complementary.</p>	<p>Consistent. The Otay Ranch Facility Implementation Plan states that 420 square feet of civic administrative facility per 1,000 residents should be used to determine the Land Exchange Alternative's demand for civic facilities. Based on an estimated population of approximately 5,508 residents, approximately 2,300 gross square feet floor area of civic facilities is required.</p> <p>The Otay Ranch GDP/SRP locates a Civic facility in the Eastern Urban Center, which serves as the Civic presence in Otay Ranch. The FIA concludes that the Land Exchange Alternative generates an annual fiscal surplus to the County of approximately \$1,225,048 at buildout. These revenues could be budgeted to fund additional facilities to meet the incremental increase in demand generated by the Land Exchange Alternative. The Otay Ranch GDP/SRP also obligates the Land Exchange Alternative to contribute its proportionate fair share to any regional impact fee program, if one were to be established within the County.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
<p>Correctional and Justice Facilities</p> <p>Prevent injury, loss of life, and damage to property resulting from crime occurrence through the provision of justice facilities.</p>	<p>Consistent. The South Bay Regional Center provides Municipal and Superior Court services for the South Bay Judicial District. Office space for the District Attorney, Public Defender, Law Library, Revenue and Recovery, Probation, and the Marshal also are provided at or near the South Bay Regional Center. The increased population of the Land Exchange Alternative may contribute to the need for additional correctional facilities.</p> <p>The FIA portion of the PFFP forecasts that development of the Land Exchange Alternative will generate surplus tax revenues to the County of San Diego, that is, more tax revenues than is necessary to serve demand generated by the Land Exchange Alternative. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by the Land Exchange Alternative. Additionally, the SRP obligates the Land Exchange Alternative to contribute its proportionate fair share to any regional impact fee program, if one were to be established.</p>
<p>Fire Protection and Emergency Services Facilities</p> <p>Provide protection to the Otay Ranch project area and surrounding communities from the loss of life and property due to fires and medical emergencies.</p>	<p>Consistent. The Land Exchange Alternative reserves a 2.3-acre public safety site to ensure that adequate fire and emergency medical services are available to serve the Land Exchange Alternative. The PFFP and the Fire Protection Plan (FPP) identify the equipment needs, financing, and implementation necessary for site development, including the proposed fire station. To prevent loss of life and property due to fires, the Fire Protection Plan and Preserve Edge Plan address fuel modification and brush management on and surrounding the Land Exchange Alternative. The PFFP and FPP also include alternative service options to comply with County response time thresholds. The County Fire Mitigation Fee Ordinance, as implemented by Cal Fire, is also addressed into the PFFP/FIA and FPP.</p>

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APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
<p>Law Enforcement Facilities</p> <p>Protection of life and property and prevention of crime occurrence.</p>	<p>Consistent. The Otay Ranch GDP/SRP requires the preparation of a Law Enforcement Master Plan at the Specific Plan level. This requirement is fulfilled through the Specific Plan and the PFFP. The County currently provides law enforcement services to the Land Exchange Alternative. Build out of the Land Exchange Alternative will increase the demand for law enforcement services in the Village 14.</p> <p>The Sheriff's Department has stated that a 500 square foot Sheriff storefront facility on the 2.3-acre Public Safety site where the fire station will be located could satisfy their needs. CPTED Development guidelines also have been included in the Village Design Plan to ensure that homes, recreational, and business facilities are designed in such a way to deter crime.</p>
<p>Library Facilities</p> <p>Sufficient libraries to meet the information and education needs of Otay Ranch residents.</p>	<p>Consistent. The PFFP analyzes the demand for library facilities generated by the Land Exchange Alternative. The Otay Ranch GDP/SRP plans for the location of a 36,758 sq. ft. main library in the Eastern Urban Center (EUC). The demand for library facilities generated by the build-out of the Land Exchange Alternative will ultimately be satisfied by this main Otay Ranch library, along with existing libraries within the vicinity of the Land Exchange Alternative. Future trends in the delivery of library services include the County's 24/7 Library To Go Program and e-library programs.</p> <p>The FIA portion of the PFFP forecasts that development of the Land Exchange Alternative will generate surplus tax revenues to the County of San Diego; therefore, more tax revenues than is necessary to serve demand will be generated by the Land Exchange Alternative. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by the Land Exchange Alternative. The Otay Ranch GDP/SRP obligates the Land Exchange Alternative to contribute its proportionate fair share to any regional impact fee program, if one were to be established.</p>

OTAY RANCH GDP/SRP CONSISTENCY ANALYSIS

APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
<p>School Facilities</p> <p>Provide high quality, K-12 educational facilities for Otay Ranch residents by coordinated planning of school facilities with the appropriate school district.</p> <p>Coordinate the planning of adult educational facilities with the appropriate district.</p>	<p>Consistent. The Otay Ranch Facility Implementation Plan acknowledged that the Land Exchange Alternative is within the boundaries of four school districts and requires that school district boundary adjustments be processed concurrent with the Specific Plan. This is accomplished through a “transfer of uninhabited territory” process. The Plan further recommends that Village 14 be served by the Chula Vista Elementary School District (K-6) and the Sweetwater Union High School District (7-12). Therefore, after the “transfer of uninhabited territory” process, Village 14 will be wholly within the boundaries of the Chula Vista Elementary School District and Sweetwater Union High School District. The 1,530 (283 age restricted homes do not generate students and are not included in student generation projections) planned homes generate the need to accommodate approximately 504 elementary (K-6) students. The Land Exchange Alternative reserves an approximately 8.8-acre elementary school site sized to serve approximately 750 students, adjacent to a neighborhood park to accommodate joint use of facilities. In addition, the approximately 143 middle school (7-8) students and 270 high school students are generated within the Land Exchange Alternative. The Land Exchange Alternative is within the boundaries of the Sweetwater Union High School District.</p> <p>The Land Exchange Alternative will satisfy the statutory requirement to mitigate this impact through the payment of school fees pursuant to state statutes, or in the alternative, enter into a school mitigation agreement.</p> <p>The demand for adult school facilities will be satisfied within existing facilities in the Sweetwater Union High School District, until a new facility could be constructed in the Otay Ranch Eastern Urban Center in the City of Chula Vista, on a site reserved pursuant to the Otay Ranch GDP/SRP.</p>

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APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
OTAY RANCH GDP/SRP -- AIR QUALITY GOALS	
Minimize the adverse impacts of development on air quality.	<i>Consistent.</i> The Land Exchange Alternative implements this goal through the implementation of measures and strategies identified in the Air Quality Impact Report. In addition, the Land Exchange Alternative includes an Greenhouse Gas Emissions Technical Report which addresses greenhouse gas emissions in conformance with AB32 and seeks to reduce emissions and energy use through design methods to reduce vehicle trips, maintain or improve traffic flow, and reduce vehicle miles traveled.
Create a safe and efficient multi-modal transportation network which minimizes the number and length of single passenger vehicle trips.	<p><i>Consistent.</i> The Otay Ranch GDP/SRP designates Village 14 as a “transitional village” with only limited multi-modal opportunities. However, the Land Exchange Alternative facilitates pedestrian and bicycle travel. The circulation system is designed with pedestrian-friendly sidewalks and includes pedestrian enhancements, such as shaded pathways, lighting, benches and other amenities.</p> <p>Bicycles are accommodated on pathways and streets. Bicycle racks will be provided at strategic locations, such as Mixed-Use commercial areas and parks.</p> <p>The San Diego Association of Governments (SANDAG) is responsible for regional transportation and transit planning. The SANDAG Board of Directors adopted the 2050 Regional Transportation Plan (RTP) for the San Diego region in 2011. Transit services are not planned within or proximate to the Land Exchange Alternative. However, SANDAG, through MTS, provides transit services to the west within the City of Chula Vista. The Specific Plan identifies the locations of potential future transit stops within the Village 14 core area, should transit service become available.</p>

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Land development patterns which minimize the adverse impacts of development on air quality.	<i>Consistent.</i> The Land Exchange Alternative implements this goal by creating a land use pattern that encourages walkability. This is accomplished through the creation of the Village Core which encompasses major community activity centers including an elementary school, a Village Green (Public Park) and Mixed-Use Village Square comprised of up to 15,000 sq. ft. of commercial/ retail uses, 54 multi-family homes and a community facility. The Village Core also includes a public safety site, planned to accommodate a fire station and Sheriff's storefront, a site planned to accommodate detached courtyard comes and a multi-family neighborhood planned for townhomes. Additionally, the land pattern includes streets with sidewalks separate from adjacent streets by landscaped tree-lined parkways. Implementation of safe routes to school and a Walking School Bus Program ¹⁵ , which is simply a group of children walking to school with one or more adults. These programs are intended to encourage students to walk to school, minimizing adverse impacts on air quality while improving overall health and wellbeing through an active lifestyle. These components contribute to meeting the goals of an active pedestrian-oriented community.
OTAY RANCH GDP/SRP -- NOISE GOALS	
Promote a quiet community where residents live without noise which is detrimental to health and enjoyment of property.	<i>Consistent.</i> The layout and design of the Land Exchange Alternative considered the relationships between the proposed residential, mixed use, public, and institutional land uses to avoid noise incompatibilities. Homes along Proctor Valley Road and the backbone roads are setback to shield homes from roadway/traffic noise. Where single-family residences are exposed to noise levels in excess of 60 dBA CNEL a minimum 6-foot-high solid noise barrier will be constructed along the exposures. See the Acoustical Analysis Report, EIR Appendix 4.1.8 for noise barrier locations and heights.
Ensure residents are not adversely affected by noise.	<i>Consistent.</i> An Acoustical Analysis Report has been prepared as part of the EIR and feasible mitigation measures will be incorporated into the Land Exchange Alternative design to ensure that residents are not adversely affected by noise. See response above for additional details.

¹⁵ <http://www.walkingschoolbus.org/>

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APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
OTAY RANCH GDP/SRP -- PUBLIC SAFETY GOALS	
<p>Promote public safety and provide public protection from fire, flooding, seismic disturbances, geologic phenomena, and man-made hazards in order to:</p> <ul style="list-style-type: none"> • Preserve life, health, and property; • Continue government functions and public order; • Maintain municipal services; and • Rapidly resolve emergencies and return the community normalcy and public tranquility. 	<p>Consistent. The Land Exchange Alternative reserves a 2.3-acre public safety site which is planned to have a fire station and Sheriff's storefront. The Land Exchange Alternative further implements this goal by participating in emergency disaster plans and programs, establishing safe and effective evacuation routes, and facilitating post-disaster relief and recovery programs.</p> <p>A Wildland Evacuation Plan (EIR, Appendix 3.1.1-3) was prepared for the Land Exchange Alternative.</p>
OTAY RANCH GDP/SRP -- GROWTH MANAGEMENT GOALS	
<p>Develop Otay Ranch villages to balance regional and local public needs, respond to market forces, and assure the efficient and timely provision of public services and facilities concurrent with need.</p>	<p>Consistent. A PFFP/FIA has been prepared in conjunction with the Specific Plan. The PFFP assures the efficient and timely provision of services and facilities concurrent with need, and provides descriptions of public infrastructure, thresholds, financing mechanisms, phasing, and responsibilities for each facility.</p>
OTAY RANCH GDP/SRP -- RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT GOALS	
<p>Resource Preserve</p> <p>Establishment of an open space system that will become a permanent preserve dedicated to the protection and enhancement of the biological, paleontological, cultural resources (archaeological and historical resources), flood plain, and scenic resources of Otay Ranch, the maintenance of long-term biological diversity, and the assurance of the survival and recovery of native species and habitats within the preserve and to serve as the functional equivalent of the County of San Diego Resources Protection Ordinance (RPO).</p>	<p>Consistent. As described in the Otay Ranch Phase 2 RMP, 1,188 acres of Preserve land will be conveyed to the POM for every acre of development in conjunction with each final map. Up to approximately 654.5 acres of RMP Preserve land within the Applicant's ownership will be conveyed to the POM, consistent with Preserve Conveyance Obligation requirements</p> <p>Two open space corridors extend through the Land Exchange Alternative to establish a valuable habitat connection between the MSCP County Subarea Plan Preserve, Chula Vista Subarea Plan Preserve, the National Wildlife Refuge, the Rancho Jamul Ecological Reserve and the City of San Diego MSCP Cornerstone properties. This MSCP Preserve open space corridor contains high-quality natural habitats, including vernal pools and coastal sage scrub.</p>

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APPLICABLE GOAL, OBJECTIVE OR POLICY	CONSISTENCY ANALYSIS
<p>Mineral Resources</p> <p>Encourage the completion of the extraction of mineral resources before conflicts with planned development could occur.</p>	<p>Consistent. There are no known mineral resources located within the Land Exchange Alternative. In addition, based on site visits, there are no past or present mining extraction activities within the Village 14. As a result, there are no conflicts between mineral extraction activities and planned development. There may be the opportunity to reuse some material excavated during grading activities as road base or as surface materials on the multi-use pathways.</p>
<p>Soils</p> <p>Minimize soil loss due to development.</p>	<p>Consistent. Based on the geotechnical reports, the onsite soils consist of alluvium, colluvium, soil, and artificial fill. During grading and construction of the Village 14, soil erosion may occur on the Land Exchange Alternative; however, best management practices will be implemented to ensure that erosion and the loss of topsoil are minimized.</p>
<p>Steep Slopes</p> <p>Reduce impacts to environmentally sensitive and potential geologically hazardous areas associated with steep slopes.</p>	<p>Consistent. The Land Exchange Alternative conforms with this goal by minimizing impacts to steep slopes in conformance with the Otay Ranch-wide requirement to preserve 83% of existing steep slopes with gradients of 25% or greater.</p>
<p>Floodways</p> <p>Preserve floodways and undisturbed flood plain fringe areas.</p>	<p>Consistent. There are no mapped floodplains or floodways within the Land Exchange Alternative. In addition, the Land Exchange Alternative requires construction of adequate drainage facilities to minimize the exposure of people and property to flooding.</p>
<p>Visual Resources</p> <p>Prevent degradation of the visual resources.</p>	<p>Consistent. Proctor Valley Road is designated a scenic corridor in the Otay Ranch GDP/SRP. The Land Exchange Alternative is consistent with this goal by enhancing the scenic values through Proctor Valley by undergrounding utilities and incorporating a comprehensive landscape, lighting the signage program as described in the Village 14 Design Plan. Further, the Land Exchange Alternative is consistent with this goal by implementing a terraced development plan, which preserves the expansive views across Proctor Valley to the San Miguel and Jamul mountains and Upper Otay Reservoir. The undulating open space areas along Proctor Valley Road will be preserved. The alignment of Proctor Valley Road seeks to preserve significant rock outcroppings and landforms.</p>

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<p>Energy Conservation</p> <p>Establish Otay Ranch as a "showcase" for the efficient utilization of energy resources and the use of renewable energy resources.</p>	<p>Consistent. The Energy Conservation Plan provides that the Land Exchange Alternative would incorporate solar panels and other features on all single-family residences to achieve Net Zero Energy. All single-family homes constructed as part of the Land Exchange Alternative would be designed with pre-plumbing for solar water heaters and solar and/or wind renewable energy systems. In addition, all buildings would be designed to meet the California 2016 Title 24 Building Energy Efficiency Standards, or the Title 24 code in effect at the time of building permit issuance.</p> <p>The Land Exchange Alternative implements this goal, in part, through the proposed land use plan, which is aimed at minimizing transportation requirements by locating school and park land uses in proximity to residential areas to encourage pedestrian and bicycle travel through the trails network and street linkages to reduce energy consumption. The Specific Plan identifies the location of potential future transit stops within the Village 14 core are, should transit service become available in the future.</p>
<p>Water Conservation</p> <p>Conserve water during and after construction of Otay Ranch.</p>	<p>Consistent. Water conservation is maximized through implementation of the strategies and measures outlined in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Land Exchange Alternative and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. The Water Conservation Plan includes a Water Conservation Implementation section which provides a description of the processes and enforcement mechanisms related to water conservation within the Land Exchange Alternative, including HOA review and approval of landscape improvement plans and enforcement activities.</p> <p>The Village Design Plan identifies a "California Friendly" and "Fire Safe" landscape palette. The Water Conservation Plan requires a reduction in outdoor water usage through compliance with the Model Landscape Ordinance. In addition, compliance with the California Green Building Code will further reduce indoor water usage.</p>

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	The City of San Diego has not allowed the use of recycled water on properties that are tributary to its drinking water storage reservoirs. The Land Exchange Alternative is situated above Upper Otay Reservoir and therefore, is not proposing to use recycled water.
<p>Astronomical Dark Skies</p> <p>Preserve dark-night skies to allow for continued astronomical research and exploration to be carried out at the County's two observatories, Palomar Mountain and Mount Laguna.</p>	<p>Consistent. The Land Exchange Alternative will comply with the San Diego County Code of Regulatory Ordinances, Sections 51.210 – 51.209, Light Pollution Code Lighting fixtures will be carefully placed and provided with glare shields and louvers to mitigate light spilling into the sky or onto adjacent properties. Trees and landscape features to be illuminated will be equipped with automatic shut-off controls that will turn-off lights no later than 11:00 p.m.</p>
<p>Agriculture</p> <p>Recognize the presence of important agricultural soils both in areas subject to development and within the preserve.</p>	<p>Consistent. The Land Exchange Alternative would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural use, as shown on the maps prepared pursuant to the FMMP by the California Department of Conservation. However, the Land Exchange Alternative would convert approximately 62.4 acres designated as Farmland of Local Importance and 635.6 grazing land to residential uses, thereby precluding it from potential agricultural use in the future. Although the Land Exchange Alternative is no longer used for crops or grazing (and has not been used as such since 1999) due to lack of reliable and affordable water, the conversion would contribute to an incremental loss of Farmland of Local Importance and Grazing Land. In the County, agricultural resources – and therefore the significance of impacts to such resources – are evaluated through the LARA Model.</p>

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	<p>The LARA Model analysis determined that this site is not an important agricultural resource because the required factor of water resources and soil quality receiving a “low” rating. Scenario 5 states that when at least one factor is rated low importance, then the site is not an important agricultural resource. Thus, because the Land Exchange Alternative would have no direct impacts to on-site important agricultural resources and would not substantially impair the ongoing viability of the site for agricultural use, impacts are considered less than significant. In addition, the Land Exchange Alternative and surrounding areas are neither zoned for agricultural use, nor is the land under a Williamson Act contract. Therefore, the Land Exchange Alternative does not conflict with existing zoning for agriculture use or a Williamson Act contract.</p>